

RESOLUTION NO. 19-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANT HILL CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH # 2018112058) FOR THE OAK PARK PROPERTIES SPECIFIC PLAN; MAKING AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS; AND ADOPTING A MITIGATION MONITORING AND REPORTING PLAN

WHEREAS, the City of Pleasant Hill (“City”) has proposed the Oak Park Properties Specific Plan (“Project” or “Specific Plan”) to further specified objectives benefitting its residents; and

WHEREAS, the Specific Plan contemplates two components—a Civic Project component at 1700 Oak Park Boulevard, and a Residential Project component at 1750 Oak Park Boulevard—on an approximately 16.6-acre site in the southeastern area of the City; and

WHEREAS, the Civic Project component, located along and east of Monticello Avenue, would (1) redevelop the site of the former Oak Park Elementary School, which ceased operation in 1976; (2) develop a new City library and associated parking lot; (3) modify the existing floodplain drainage system with detention basins; (4) upgrade three existing outfalls to Grayson Creek; (5) create a new pedestrian trail immediately west of the Grayson Creek Corridor; (6) develop a new park with athletic fields and associated restroom/storage facilities and parking area; (7) redesign and improve Monticello Avenue (between Oak Park Boulevard and Santa Barbara Road) to provide one lane in each direction, roadway utility improvements, bicycle lanes, sidewalks, street lights, and landscape improvements; (8) widen and improve Oak Park Boulevard (between the East Bay Municipal Utility District (“EBMUD”) trail right-of way and the western plan area boundary) to include new turn pockets, roadway utility improvements, landscaping, street lights, and upgraded sidewalks on the north side of the street as well as upgrade the traffic signal at the Oak Park Boulevard/Monticello Avenue intersection; and (9) potentially construct a future pre-case pedestrian bridge across Grayson Creek, connecting the EBMUD trail to the proposed pedestrian trail on the Civic Project site, if and/or when funding for the bridge is secured; and

WHEREAS, the Residential Project component, located west of Monticello Avenue, would (1) demolish the existing Contra Costa County Library and vacant administrative offices and remove the associated parking lot and redevelop the site with 34 single-family homes with seven accessory dwelling units; and (2) develop a new pocket park; and

WHEREAS, the City proposes the Specific Plan in furtherance of various objectives, including, but not limited to (1) develop a new, state-of-the-art community library with interior and exterior community gathering spaces that serves the citizens of the City and its vicinity well into the future; (2) provide the needed pavement surface, bike/pedestrian facilities, and other public roadway infrastructure to facilitate a logical and safe roadway facility that balances the overall needs of vehicles, bicycles, and pedestrians in the area and addresses key traffic circulation issues within the limits of the Civic Project area; (3) create a new pedestrian trail parallel to, and providing visual access to, Grayson Creek; (4) maintain stormwater capacity, conveyance, and detention within the existing floodplain and protect the proposed new library building from flooding by increasing its site elevation; (5) enhance recreation and park facilities for the City’s residents; (6) create new high-quality athletic fields to support

local youth leagues; (7) provide opportunities for adults to improve their health and wellness through active sports opportunities; (8) offer a community gathering place via a park that provides active and passive spaces; (9) reduce impacts on other parks in the City by adding popular amenities such as bocce ball courts; (10) improve drop-off/pick-up access to Pleasant Hill Middle School through the modification of the parking area north of the Civic Project site; (11) maximize infill development on underutilized properties in an area served by public transit; (12) develop residential land uses in an area served by adequate infrastructure and services; (13) provide housing opportunities within the City that will help address an overall housing shortage throughout the Bay Area region; and (14) create new housing proximate to public services such as schools, parks, and other community facilities in order to reduce vehicle trips that would otherwise be necessary; and

WHEREAS, the City of Pleasant Hill is the lead agency for the Specific Plan under Public Resources Code section 21067 of the California Environmental Quality Act (“CEQA”) (Pub. Resources Code, § 21000, *et seq.*) and Section 15367 of the State CEQA Guidelines (14 CCR § 15000, *et seq.*); and

WHEREAS, pursuant to CEQA and the State CEQA Guidelines, the City determined that the Specific Plan qualifies as a “project” subject to CEQA and that an environmental impact report (“EIR”) should be prepared to analyze the proposed Specific Plan’s potential environmental impacts; and

WHEREAS, the City issued a Notice of Preparation (“NOP”) of the Draft EIR for the Specific Plan on November 15, 2018; distributed the NOP to the State Clearinghouse, each responsible agency, and other interested parties; solicited comments from individuals, organizations, and agencies regarding the project’s scope, environmental analysis, mitigation measures, and alternatives to be included in the Draft EIR; and provided for a more than 30-day public review period, from November 15, 2018 through December 17, 2018; and

WHEREAS, the City held a public scoping meeting on December 11, 2018 to further solicit written and oral comments on the scope and content of the Draft EIR from public agencies and interested parties and persons; and

WHEREAS, after soliciting and considering public comment, the City completed a Draft EIR (SCH No. 2018112058) for the Specific Plan; and

WHEREAS, after completing the Draft EIR, the City filed a Notice of Availability, which provided the public with notice that the Draft EIR was available for public review and comment during a 45-day public comment period, commencing on August 30, 2019 and ending on October 15, 2019; and

WHEREAS, pursuant to Public Resources Code section 21092, the City also provided a Notice of Availability to all organizations and individuals who had previously requested such notice, and published the Notice of Availability on or about August 30, 2019 in the Contra Costa Times, a newspaper of general circulation in the Specific Plan area; and

WHEREAS, pursuant to State CEQA Guidelines section 15086, the City consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and others during the 45-day public review and comment period, including, but not limited to, (1) Contra Costa County, (2) Mount Diablo Unified School District, (3) East Bay

Municipal Utility District, (4) Contra Costa County Flood Control and Water Conservation District; (5) Contra Costa Water District, (6) Central Costa Sanitary District; (7) the California Department of Fish and Wildlife, (8) the San Francisco Bay Regional Water Quality Control Board, and (9) the State Historic Preservation Office; and

WHEREAS, the City received three comment letters from local or regional agencies, four comment letters from interest groups or other organizations, and twenty-one comment letters from fifteen individuals during the 45-day public review and comment period; and

WHEREAS, the City has prepared a Final EIR, consisting of the comments received during the 45-day public review and comment period on the Draft EIR, written responses to those comments, and revisions to the Draft EIR; and

WHEREAS, pursuant to Public Resources Code section 21092.5, the City provided copies of the Final EIR to all commenting agencies; and

WHEREAS, for the purposes of this Resolution, the "EIR" shall refer to the Draft EIR, as revised by the Final EIR, together with the other sections of the Final EIR; and

WHEREAS, in support of the Civic Project, the City will consider approval of a General Plan Amendment, the Specific Plan, a Zone Text Amendment, a Planned Unit Development Rezoning, the Library, as well as an Architectural Review Permit, Conditional Use Permit and a Development Plan Permit for the proposed park ("Civic Project City Approvals"); and

WHEREAS, in support of the Residential Project, the City will consider approval of a General Plan Amendment, the Specific Plan, a Zone Text Amendment, a Planned Unit Development Rezoning, a Vesting Tentative Map, a Development Plan Permit, an Architectural Review Permit, Tree Removal Permit, ("Residential Project City Approvals"); and

WHEREAS, the City of Pleasant Hill Architectural Review Commission ("ARC") held a public hearing on the Project and the EIR, at which all persons wishing to testify were heard, and after considering public comment and the record before it, the ARC voted to recommend that the City Council certify the EIR, make and adopt the CEQA Findings of Fact and Statement of Overriding Considerations for the Specific Plan ("CEQA Findings of Fact," attached to this Resolution as Exhibit "A"), adopt the Mitigation Monitoring and Reporting Program ("MMRP") for Civil Project and Residential Project Approvals (attached as Exhibit B), and approve the Civic Project and the Residential Project; and

WHEREAS, the City of Pleasant Hill Planning Commission held a public hearing on the Project and the EIR, at which all persons wishing to testify were heard, and after considering public comment and the record before it, the Planning Commission voted to recommend that the City Council certify the EIR, make and adopt the CEQA Findings of Fact and Statement of Overriding Considerations for the Specific Plan ("CEQA Findings of Fact," attached to this Resolution as Exhibit "A"), adopt the Mitigation Monitoring and Reporting Program ("MMRP") for Civil Project and Residential Project Approvals (attached as Exhibit B), and approve the Civic Project and the Residential Project; and

WHEREAS, on February 24, 2020, the City Council held a public hearing on the Project, at which all persons wishing to testify were heard; and

WHEREAS, the environmental impacts identified in the EIR that the City finds are of no impact or constitute a less than significant impact and do not require mitigation are described in **Section 1.5** of the attached CEQA Findings of Fact; and

WHEREAS, the environmental impacts identified in the EIR as potentially significant, but which the City finds can be mitigated to a level of less than significant through the incorporation of feasible mitigation measures identified in the EIR and set forth in the attached CEQA Findings of Fact, are described in **Section 1.6** of the attached CEQA Findings of Fact; and

WHEREAS, the environmental impacts identified in the EIR as potentially significant but which the City finds cannot be mitigated to a level of less than significant, despite the imposition of feasible mitigation measures, are described in **Section 1.7** of the attached CEQA Findings of Fact; and

WHEREAS, the cumulative impacts of the Project are discussed in the EIR and are set forth in the attached CEQA Findings of Fact; and

WHEREAS, alternatives to the proposed Project that might eliminate or reduce significant environmental impacts are described in the EIR and in **Section 1.8** of the attached CEQA Findings of Fact; and

WHEREAS, the Project's potential to result in growth-inducing impacts is discussed in the EIR and in **Section 1.9** of the attached CEQA Findings of Fact; and

WHEREAS, a discussion of the potential for significant and irreversible environmental changes to result from the Project, and the City's finding that the Project would not result in such changes, is set forth in the EIR and in **Section 1.10** of the attached CEQA Findings of Fact; and

WHEREAS, the City Council has determined that the benefits of the Project outweigh its potential significant environmental impacts, and the basis for that determination is set forth in the Statement of Overriding Considerations in Section 3 below; and

WHEREAS, the Mitigation Monitoring and Reporting Program that sets forth the mitigation measures to which the City shall bind itself in connection with the Project is adopted in Section 4 below, and is attached hereto as Exhibit "B"; and

WHEREAS, prior to taking action, the City Council has heard, been presented with, reviewed, and considered all of the information and data in the administrative record, including the EIR, and all oral and written evidence presented to it during all meetings and hearings; and

WHEREAS, the EIR reflects the independent judgment of the City Council and is deemed adequate for purposes of making decisions on the merits of the Project; and

WHEREAS, the City has not received any comments or additional information that constituted substantial new information requiring recirculation under Public Resources Code section 21092.1 and State CEQA Guidelines section 15088.5; and

WHEREAS, all of the requirements of CEQA and the State CEQA Guidelines have been satisfied by the City in the EIR, which is sufficiently detailed so that all of the potentially significant environmental effects of the proposed Specific Plan have been adequately evaluated; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANT HILL RESOLVES AS FOLLOWS:

SECTION 1. RECITALS

The recitals above are true and correct and are incorporated into this Resolution by reference as findings of fact.

SECTION 2. CERTIFYING THE ENVIRONMENTAL IMPACT REPORT

The City Council finds that it has been presented with the EIR, which it has reviewed and considered, and further finds that the EIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines, and that the EIR reflects the independent judgment and analysis of the City Council.

The City Council declares that no evidence of new significant impacts, as defined by State CEQA Guidelines section 15088.5, have been received by the City Council after circulation of the Draft EIR that would require recirculation.

Therefore, the City Council hereby certifies the EIR based on the entirety of the record of proceedings.

SECTION 3. MAKING AND ADOPTING FINDINGS

State CEQA Guidelines section 15091 provides that no public agency shall approve or carry out a project for which an EIR has been certified which defines one or more significant environmental effects of a project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. Pursuant to State CEQA Guidelines section 15091, the City hereby makes and adopts the findings set forth in the CEQA Findings of Fact, attached hereto as Exhibit "A" as to the Civic Project and Residential Project City Approvals.

SECTION 4. ADOPTING STATEMENT OF OVERRIDING CONSIDERATIONS

The City Council hereby declares that, pursuant to State CEQA Guidelines section 15093, the City Council has balanced the benefits of the Project against any unavoidable environmental impacts in determining whether to approve the Project. Pursuant to the State CEQA Guidelines, if the benefits of the proposed Project outweigh the proposed Project's unavoidable adverse environmental impacts, those impacts may be considered "acceptable."

Having reduced the adverse significant environmental effect of the Project to the extent feasible by adopting the Mitigation Measures contained in the EIR, the MMRP, and the attached CEQA Findings of Fact, having considered the entire administrative record on the

Project, and having weighed the benefits of Project against its unavoidable adverse impact after mitigation, the City Council has determined that each of the following social, economic and environmental benefits of the Project separately and individually outweigh its potential unavoidable adverse impacts and render those potential adverse environmental impacts acceptable based upon the following overriding considerations:

- A. The Specific Plan maximizes the development potential of infill land while maintaining 47.36 percent of the site as open space or landscaped areas;
- B. The Specific Plan includes parks, active recreation areas, trails, and makes improvements to sidewalks which encourages active lifestyles and provides opportunities for adults to improve their health and wellness through active sports opportunities;
- C. The Residential Project component includes 34 single-family residential opportunities and seven accessory dwelling units, which is necessary to address the critical housing shortage in the City;
- D. The Specific Plan includes standards for development of the single-family residential homes that would enhance the aesthetic of the plan area by including homes with a cottage, Spanish, craftsman, and farmhouse design that would match the surrounding residential areas to the south and east;
- E. The Specific Plan provides a comprehensive blueprint for development in the plan area and includes detailed implementing programs to ensure consistent high-quality development;
- F. The Specific Plan promotes a vibrant, pedestrian-oriented community with residential and civic uses that promote a healthy environment;
- G. The Specific Plan would provide housing to address the City's critical housing needs in a logical manner that focuses new housing in areas that are in close proximity to transit and community services;
- H. The Civic Project component includes a state of the art new library facility with interior and exterior gathering spaces designed to serve all citizens of the City of Pleasant Hill that fully complies with all health and safety regulations;
- I. The new library will provide the citizens of the City of Pleasant Hill with a high quality public structure;
- J. By providing additional housing opportunities in close proximity to transit, the Specific Plan effectively implements the General Plan's housing and economic prosperity goals and policies;

K. Implementation of the Civic Project component includes improvements to roadways and storm drainage systems, and it modifies outfalls and related improvements to the Grayson Creek Corridor that improve the quality of life for all residents of the City.

The City Council hereby declares that the foregoing benefits provided to the public through the approval and implementation of the Project outweigh the identified significant adverse environmental impacts of the Project that cannot be mitigated. The City Council finds that each of the Project benefits, separately and individually, outweighs all of the unavoidable adverse environmental effects identified in the EIR, and the City Council therefore finds those impacts to be acceptable.

SECTION 5. ADOPTING THE MITIGATION MONITORING AND REPORTING PROGRAM

Pursuant to Public Resources Code section 21081.6, the City Council hereby adopts the MMRP attached to this Resolution as Exhibit "B." Implementation of the mitigation measures contained in the MMRP are hereby made a condition of approval of Civil Project and Residential Project City Approvals as appropriate. In the event of any inconsistencies between the mitigation measures set for in the attached Findings of Fact and the MMRP, the MMRP shall control.

SECTION 6. CUSTODIAN OF RECORD

The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Pleasant Hill, 100 Gregory Lane, Pleasant Hill, California. The custodian for these records is the Director of Public Works and Community Development. This information is provided in compliance with Public Resources Code section 21081.6.

ADOPTED by the City Council of the City of Pleasant Hill at a regular meeting held on the 24th day of February, 2020, by the following vote:

AYES:	Carlson, Flaherty, Harris, Noack, Rinn
NOES:	None
ABSENT:	None
ABSTAIN:	None



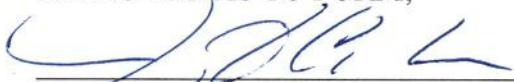
MATTHEW RINN, Mayor

ATTEST:



CAROL WU, City Clerk

APPROVED AS TO FORM;



JANET E. COLESON, City Attorney

Exhibit "A"

CEQA FINDINGS OF FACT

EXHIBIT A

CEQA FINDINGS OF FACT

1.1 - Introduction

The State Guidelines (Guidelines) promulgated pursuant to the California Environmental Quality Act (CEQA) provide:

No public agency shall approve or carry out a project for which an EIR has been completed which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:

- (a) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR (hereinafter referred to as "finding (1)").
- (b) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency (hereinafter referred to as "finding (2)").
- (c) Specific economic, legal, social, technological or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR (hereinafter referred to as "finding (3)").

The required findings shall be supported by substantial evidence in the record. (Guidelines, § 15091).

The Final EIR incorporates the Draft EIR. References to the "EIR" are to the collective documentation contained in the Draft EIR and Final EIR.

1.2 - Statement of Findings

An Environmental Impact Report (EIR) pursuant to CEQA has been prepared by City of Pleasant Hill (lead agency). The EIR for the Oak Park Properties Specific Plan ("Specific Plan" or "proposed plan") identifies significant effects on the environment, which may occur as a result of implementation of the Specific Plan. Section 1.5 sets forth effects that have no impact or are less than significant. Section 1.6 sets forth those potential environmental effects of the Specific Plan which are not significant because of the design of the Specific Plan or because they can feasibly be mitigated below a level of significance. Section 1.7 discloses the environmental impacts that remain significant and unavoidable even with the incorporation of feasible mitigation. Section 1.8 summarizes the alternatives discussed in the EIR and makes findings with respect to the feasibility of alternatives and whether the alternatives would lessen the significant environmental effects of the Specific Plan.

The following sets forth all significant effects of the Oak Park Properties Specific Plan and, with respect to each effect, makes one or more of the findings set forth in the Introduction above and facts in support of such findings.

These findings are not an exhaustive recitation of all facts in support of the City's conclusions. The EIR provides additional facts in support of the findings. The mitigation measures set forth in the Mitigation Monitoring and Reporting Program (MMRP) (Attachment A) are incorporated by reference in these findings, and the findings in Sections 1.6 and 1.7 refer to individual mitigation measures as appropriate. In the event of any inconsistencies between the mitigation measures set forth herein and the MMRP, the MMRP shall control.

1.3 - Specific Plan Summary

1.3.1 - Proposed Oak Plan Specific Plan Description

The project analyzed in the EIR is the proposed Oak Park Properties Specific Plan (Specific Plan or proposed plan) in the southeastern area of the City of Pleasant Hill. The 16.60-acre plan area is roughly located at the intersection of Oak Park Boulevard and Monticello Avenue and is surrounded by residential, commercial, and recreational land uses. The Specific Plan is comprised of two development project components (the Civic Project and the Residential Project).

The Civic Project component, located at 1700 Oak Park Boulevard, includes undeveloped land, portions of Oak Park Boulevard and Monticello Avenue, and the Grayson Creek Corridor. The Civic Project would redevelop the site of the former Oak Park Elementary School, which ceased operation in 1976. The buildings were utilized by a series of non-profits until 2008. All previous buildings and hardscape were demolished and removed from the site in 2009, leaving the site vacant and underutilized.

The Civic Project would improve the site by developing a new state-of-the art public City library, a park with high-quality athletic fields, and associated parking. The Civic Project would also include improvements to Grayson Creek Corridor, upgrades to three existing outfalls to Grayson Creek and a new pedestrian trail immediately west of the Grayson Creek Corridor. Additionally, the Civic Project includes roadway improvements to Monticello Avenue and Oak Park Boulevard. The Civic Project may also include the construction of a future pre-cast pedestrian bridge across Grayson Creek, connecting the East Bay Municipal Utility District (EBMUD) trail to the proposed pedestrian trail on the Civic Project site. The bridge may be constructed once funding is secured. Construction of the proposed library and infrastructure improvements are anticipated to start as early as April 2020 and finish in the fall of 2021. The contractor for the Civic Project would utilize the proposed ballfields included in the new park for laydown and storage. Construction of the proposed new athletic fields is anticipated to start in the fall of 2020 and finish in the fall of 2021, respectively.

The Residential Project component, located at 1750 Oak Park Boulevard, includes the demolition of the existing Contra Costa County Library, vacant administrative offices, and associated parking lot. The Residential Project would redevelop the site with 34 single-family homes with seven accessory dwelling units and develop a new pocket park. Construction of the Residential Project is anticipated to start in June 2020 and finish in the summer of 2022.

1.3.2 - Proposed Specific Plan Objectives

The overarching objective of the Specific Plan is to:

- Adopt a comprehensive planning document to establish specific guiding principles for redevelopment of 16.60 acres of land across various properties within the plan area that includes a Civic Project (Library, Roadway, Trail, Stormwater Infrastructure and Park Improvements) and a Residential (infill development) Project.

The objectives for the Civic Project component include:

Library Component

- To develop a new, state-of-the-art community library with interior and exterior community gathering spaces that serves the citizens of the City of Pleasant Hill and the vicinity well into the future;
- To support multi-generational learning and a variety of learning styles as well as overall literacy within the community.

Roadway, Trail, Creek, and Floodplain Improvements Component

- To provide the needed pavement surface, bike/pedestrian facilities, and other public roadway infrastructure to facilitate a logical and safe roadway facility that balances the overall needs of vehicles, bicycles, and pedestrians in the area and address key traffic circulation issues within the limits of the Civic Project;
- To create a new pedestrian trail parallel to and providing visual access to Grayson Creek; and
- To enhance stormwater capacity, conveyance, and detention within the existing floodplain and protect the proposed new library building from flooding by increasing its site elevation.

Park Component

- To enhance recreation and park facilities for City of Pleasant Hill residents;
- To create new high-quality athletic fields to support local youth leagues and provide positive out-of-school time youth activities;
- To increase field time available for sports leagues by extending useable playing time;
- To provide opportunities for adults to improve their health and wellness through active sports opportunities;
- To offer a community-gathering place via a park that provides active and passive spaces;
- To reduce impact on other parks in the City of Pleasant Hill by adding popular amenities such as bocce ball courts;
- To improve drop-off/pick-up access to Pleasant Hill Middle School through the modification of the parking area north of the Civic Project site; and

- To meet the recreation service demand established in the Contra Costa Local Agency Formation Commission Municipal Service Review: Parks and Recreation and Cemetery Services.

The objectives for the Residential Project component include:

- To maximize infill development on underutilized properties in an area served by public transit;
- To develop residential land uses in an area served by adequate infrastructure and services;
- To provide housing opportunities within the City of Pleasant Hill that will help address an overall housing shortage throughout the Bay Area region; and
- To create new housing proximate to public services such as schools, parks, and other community facilities in order to reduce vehicle trips that would otherwise be necessary.

1.3.3 - Required Approvals

Discretionary approvals and permits are required for implementation of the Specific Plan.

The Civic Project component would require the following discretionary approvals and actions, including:

- EIR Certification: City Council
- General Plan Amendment: City Council
- Adoption of a Specific Plan: City Council
- Approval of Zone Text Amendment: City Council
- Planned Unit Development Rezoning: City Council
- Approval of Library: City Council
- Approve Architectural Review Permit (proposed park): City Council
- Approve Conditional Use Permit (proposed park): City Council
- Approve Development Plan Permit (proposed park): City Council
- Transfer of property rights from County to City and RPD
- Transfer of property rights from Mount Diablo Unified School District (MDUSD) to City of Pleasant Hill and RPD
- Lake or Streambed Alteration Agreement Section 1600 Permit: California Department of Fish and Wildlife (CDFW)
- United States Army Corps of Engineers (USACE) Section 404 Permit: USACE
- San Francisco Bay Regional Water Quality Control Board (RWQCB) Section 401 Water Quality Certification/Issuance of Waste Discharge Requirements (WDRs): RWQCB

Subsequent ministerial actions would be required for the implementation of the Civic Project component including:

- Grading permits: City Engineering Division
- Building permits: City Building Division
- Encroachment Permits (all work within the public right-of-way): City Engineering Division
- Approve street and sidewalk improvements (along Monticello Avenue): City Public Works and Community Development Department
- Approve water, sewer, stormwater, and street light improvements (entire plan area): City Public Works and Community Development Department

The Residential Project component would require the following discretionary approvals and actions, including:

- EIR Certification: City Council
- General Plan Amendment: City Council
- Adoption of a Specific Plan: City Council
- Approval of Zone Text Amendment: City Council
- Planned Unit Development Rezoning: City Council
- Approval of Vesting Tentative Map: City Council
- Approve Development Plan Permit: City Council
- Approve Architectural Review Permit: City Council
- Approval of Parcel Map (to accommodate property transfers): City Council, Board of Supervisors
- Transfer of property rights from MDUSD to County: MDUSD Board
- Transfer of property rights from County to future builder: Board of Supervisors

The Residential Project component would require the following ministerial approvals and actions, including:

- Demolition permit: City Building Division of the City of Pleasant Hill and/or County
- Grading permit: City Engineering Division
- Building permit: City Building Division of the City of Pleasant Hill
- Approve water, sewer, stormwater, and street light improvements within the residential development: City Public Works and Community Development Department.

A number of other agencies in addition to the City of Pleasant Hill serve as Responsible and Trustee Agencies pursuant to CEQA Guidelines Section 15381 and Section 15386, respectively. The EIR provides environmental information to these agencies—and other public agencies—that may be required to review and approve or coordinate actions as part of implementation of the Specific Plan. These agencies may include but are not limited to the following:

- Contra Costa County
- Pleasant Hill Recreation and Park District
- Mount Diablo Unified School District
- East Bay Municipal Utility District
- Contra Costa County Flood Control and Water Conservation District
- Contra Costa Water District
- Central Contra Costa Sanitary District
- California Department of Fish and Wildlife
- San Francisco Bay Regional Water Quality Control Board
- State Historic Preservation Office

1.4 - Background

A Notice of Preparation (NOP) for the proposed plan was issued on November 15, 2018. The NOP describing the original concept for the proposed plan 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 November 15, 2018 through December 17, 2018. (Draft EIR, p. ES-5.) The NOP and copies of comments received are included as Appendix A to the Draft EIR.

Pursuant to Section 15083 of the CEQA Guidelines, the City of Pleasant Hill held a public scoping meeting in City Council Chambers at 100 Gregory Lane on December 11, 2018. The meeting was held at 6:30 p.m. during which time individuals and organizations/agency representatives were invited to provide oral comments on the Specific Plan and environmental impact analysis.

The Draft EIR was circulated for a 45-day public review period between August 30, 2019, and 5:00p.m. on October 15, 2019. During the public review period, the Draft EIR was publicly available at the City of Pleasant Hill and two alternative locations. The address for each location is provided below:

City of Pleasant Hill
100 Gregory Lane
Pleasant Hill, CA 94523
Hours:
Monday through Wednesday: 8:30 a.m.–5:00 p.m.
Thursday: 8:30 a.m.–6:00 p.m.
Friday: 8:30 a.m.–1:00 p.m.
Saturday and Sunday: Closed

Pleasant Hill Library

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

Contra Costa County

Department of Conservation and Development

30 Muir Road

Martinez, CA 94553

Hours:

Monday through Friday: 7:30 a.m. to 5:00 p.m.

Friday: 7:30 a.m. to 4:00 p.m.

Saturday and Sunday: Closed

In addition, the Draft EIR was posted on the City of Pleasant Hill website at <https://www.ci.pleasant-hill.ca.us/CivicAlerts.aspx?AID=571> during the public review period. The Draft EIR remained available on-line after the close of the public review period and prior to City consideration of the Specific Plan.

The City of Pleasant Hill prepared a Final EIR, consisting of the comments received on significant environmental issues during the 45-day public review and comment period on the Draft EIR, written responses to those comments, revisions to the Draft EIR, and an errata making minor, non-substantive changes to the Final EIR. For these Findings, the “EIR” shall consist of the Draft EIR, all appendices attached to the DEIR, and the Final EIR (consisting of the Introduction, Errata, and Responses to Comments). Page references to the EIR will correspond to the page numbering in the publicly released Draft EIR, unless otherwise noted.

Twenty-eight (28) comment letters were received from individuals and public agencies.

The City of Pleasant Hill City Council independently reviewed and considered the entire administrative record before it, including, but not limited to, all oral and written comments regarding environmental issues in the EIR and determined, based on all of the evidence presented, including but not limited to the EIR, written and oral testimony given at public meetings and hearings in connection therewith, and the submission of comments from the public, organizations and regulatory agencies, as well as all other relevant information in the administrative record, the following environmental impacts associated with the Specific Plan are: (1) less than significant and do not require mitigation; or (2) potentially significant but will be avoided or reduced to a level of insignificance through the identified mitigation measures; or (3) significant and cannot be fully mitigated to a level of less than significant but will be substantially lessened to the extent feasible by the identified mitigation measures.

The City of Pleasant Hill concludes that implementation of the Specific Plan could result in potentially significant and significant adverse environmental impacts. Accordingly, as discussed

above, the City of Pleasant Hill is required to make certain findings with respect to these impacts pursuant to CEQA Guidelines section 15091. Accordingly, the City of Pleasant Hill hereby makes these required findings, as set forth in this document (“Findings”). These Findings summarize the environmental determinations about the Specific Plan’s significant impacts before and after mitigation, and summarize the Specific Plan’s individual and cumulative impacts. These Findings do not attempt to describe the full analysis of each environmental impact. Instead, they provide a summary description of each significant impact and the applicable mitigation measures identified in the EIR and adopted by the City of Pleasant Hill, and state the conclusions regarding the significance of each impact after imposition of the identified mitigation measures. A comprehensive explanation of these environmental impact conclusions can be found in the EIR, as supplemented and explained in staff reports and materials presented by the sponsors of the Civic Project and Residential Project, the City of Pleasant Hill staff, and various consultants, and other relevant materials in the administrative record.

The EIR contains substantial evidence to support all the conclusions presented in these Findings.

The EIR is incorporated into these Findings in its entirety. Without limitation, this incorporation is intended to elaborate on the scope and nature of mitigation measures, the basis for determining the significance of impacts, the comparative analysis of alternatives, and the reasons for approving the Specific Plan in spite of the potential for associated significant and unavoidable adverse impacts.

1.5 - Potential Environmental Effects Which are Not Significant or Less than Significant

The City of Pleasant Hill has heard, been presented with, reviewed, and considered all of the information and data in the administrative record, including the Draft and Final EIR, and all oral and written evidence presented to it during all meetings and hearings. The EIR reflects the independent judgment of the City of Pleasant Hill and is deemed adequate for purposes of making decisions on the merits of the Specific Plan.

Consistent with Public Resources Code Section 21002.1 and Section 15128 of the CEQA Guidelines, the EIR focused its analysis on potentially significant impacts, and limited discussion of other impacts for which it can be seen with certainty there is no potential for significant adverse environmental impacts. No agricultural land or forestland currently exists within the Specific Plan area; therefore, no impact related to agriculture or forestry resources would occur and this issue was not addressed further in the EIR. (EIR, 4-1.) Similarly, there are no mineral resource recovery sites on or in the vicinity of the plan area, and, therefore there are no impacts to mineral resources. (EIR, 4-2.)

The EIR discusses and analyzes all other potential topical areas for potential impacts. Although CEQA Guidelines Section 15091 does not require specific findings to address environmental effects that an EIR identifies as “no impact” or a “less than significant” impact and for which no mitigation is necessary, the City of Pleasant Hill finds that substantial evidence in the administrative record supports the findings of no impact or a less than significant impact described below.

Therefore, based on its independent judgment and the entire administrative record before it, the City of Pleasant Hill determines that the following potential environmental effects will not be significant and no mitigation is necessary for the reasons set forth in the EIR and summarized below.

1.5.1 - Aesthetics

Potential Effect

Impact AES-1 With respect to both the Civic Project component and the Residential Project component, the Specific Plan would not have a substantial adverse effect on a scenic vista. (EIR, 3.1-25.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation required. (EIR, 3.1-26.)

Facts in Support of Findings: The Pleasant Hill 2003 General Plan Community Development Element includes provisions to prohibit development on ridgelines, hillsides, creeks, and rock outcroppings where structures would interrupt the skyline and alteration of slopes greater than 15 percent. There are no ridgelines, hillsides, slopes greater than 15 percent, or rock outcroppings within the plan area. (EIR, 3.1-26.) Accordingly, there are no related potentially significant impacts.

The Pleasant Hill 2003 General Plan states that Oak Park Boulevard is a scenic corridor; however, it determined that Oak Park Boulevard is not appropriate for a development setback, but instead merits additional landscaping and other improvements to enhance its visual quality. (EIR, 3.1-26.) Taylor Boulevard and Grayson Road, two roadways designated as scenic routes by the Pleasant Hill 2003 General Plan, are located more than a mile to the west and northwest, respectively, from the Specific Plan area. Intervening development and the flat topography of the plan area and its vicinity obstruct existing views of Taylor Boulevard and Grayson Road from the plan area or the immediately surrounding area. Therefore, the implementation of the Specific Plan would not affect views from this scenic corridor. (EIR, 3.1-26.) Views of Mount Diablo from Monticello Avenue for southbound travelers may be intermittently blocked by the proposed library; however, these views are already obstructed by trees and only the top portion of Mount Diablo is visible. (EIR, 3.1-26.) Intermittent views would remain available from the proposed park, depending on the distance to the Grayson Creek riparian corridor and development to the east. (EIR, 3.1-26.) The proposed building heights and setbacks for all residential and nonresidential uses covered by the Specific Plan would be consistent with the Specific Plan Development Standards. As such, scenic vistas from gateways, key streets, scenic corridors, and scenic routes would not be obstructed or degraded as a result of the implementation of the Specific Plan. (EIR, 3.1-26.) For these reasons and the reasons discussed in the EIR, overall construction and operational impacts related to scenic vistas would be less than significant. (EIR, 3.1-25 through 3.1-26.)

Potential Effect

Impact AES-2 The Specific Plan would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway. (EIR, 3.1-27.)

Findings: No Impact (Civic Project and Residential Project). No mitigation required. (EIR, 3.1-27.)

Facts in Support of Findings: The Specific Plan area is located in the southeastern portion of the City of Pleasant Hill, approximately 0.3 miles west of I-680. This segment of I-680 is neither eligible nor designated as a State Scenic Highway. No officially designated State Scenic Highways traverse the plan area, and no scenic resources (e.g., ridgelines, hillsides, rock outcroppings) are located within the plan area, of which a view would be available from a State Scenic Highway. (EIR, 3.1-27.) In addition, the plan area is surrounded by suburban and recreational development. The closest designated or eligible State Scenic Highway is the portion of I-680 south of Walnut Creek and State Highway 24, approximately 2.6 miles to the south of the Specific Plan area. (EIR, 3.1-27.)

Given the absence of State Scenic Highways proximate to the Specific Plan area, the lack of designated scenic resources, and the presence of intervening development between the plan area and more distant scenic highways, the implementation of the proposed Specific Plan and each of its components would not adversely affect views of scenic resources from any State Scenic Highway during construction or operation. (EIR, 3.1-27.) Thus, no impact would occur due to construction of the Specific Plan. For these reasons and the reasons discussed in the EIR, the Specific Plan would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway. (EIR, 3.1-26 through 3.1-30.)

Potential Effect

Impact AES-3 The Specific Plan 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. (EIR, 3.1-27.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation required. (EIR, 3.1-30.)

Facts in Support of Findings: The Specific Plan area is not fully urbanized, but neither does it fall clearly within the definition of a non-urbanized area as defined by CEQA. Therefore, for purposes of a conservative analysis and out of an abundance of caution, the EIR evaluated the site as a non-urbanized area and analyzes publicly accessible views of the site and its surroundings. (EIR, 3.1-28.) Impacts related to visual quality and character of public views to and from the Specific Plan site would be less than significant, as both the Civic Project and Residential Project designs would be consistent with the existing suburban character of the surrounding area and would not substantially alter existing views. (EIR, 3.1-30.)

Both civic and residential development in the Specific Plan would be required to submit and adhere to the Specific Plan Development Standards that provide specific guidance with respect to design. Both components would also be subject to the Specific Plan's landscaping guidelines that include plant species, size, and types of irrigation to ensure the Residential Project and Civic Project are consistent with the Pleasant Hill City Wide Guidelines related to water conserving methods. (EIR, 3.1-29.)

Accordingly, the Specific Plan, including both the Civic Project and Residential Project components, would have a less than significant impact on issues relating to visual quality and the character of public views to and from the Civic Project site, as the implementation of the Civic Project would not substantially degrade the existing suburban character of the surrounding area or substantially alter existing views of distant mountains and hillsides. (EIR, 3.1-29.) Additionally, impacts related to visual quality and character of public views to and from the Residential Project site would be less than significant, as the Residential Project design would be consistent with the existing suburban character of the surrounding area and would not substantially alter existing views. (EIR, 3.1-30.) For these reasons and the reasons discussed in the EIR, the Specific Plan 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. (EIR, 3.1-26 through 3.1-30.)

Potential Effect

Cumulative Impact: The proposed Specific Plan would not result in cumulative aesthetic impacts. (EIR, 3.1-38.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation required. (EIR, 3.1-38.)

Facts in Support of Findings: The Specific Plan and the other cumulative projects listed in Table 3-1 propose suburban development, but only Cumulative Project 3 (daycare facility) would be located within the same visible area as the proposed Specific Plan. (EIR, 3.1-38.) The Specific Plan and Cumulative Project 3 would contribute to the continued urbanization of the City of Pleasant Hill, consistent with the vision for buildout expressed by the Pleasant Hill 2003 General Plan. The Specific Plan and Cumulative Project 3 would be subject to the same Pleasant Hill 2003 General Plan policies, Pleasant Hill Municipal Plan codes, and Pleasant Hill City Wide Design Guidelines related to building heights, setbacks, architecture, undergrounding of utilities, parking areas, landscaping, signage, and permitted land uses. As such, the cumulative impact related to visual character and quality of public views within the vicinity of the plan area would be less than significant. (EIR, 3.1-38.) Similarly, the proposed Specific Plan and Cumulative Project 3 would include exterior and interior lighting that would be subject to Pleasant Hill Municipal Code Chapter 18.60.050, establishing standards for illuminated signs. As such, the cumulative impact related to light and glare would be less than significant. For these reasons and the reasons discussed in the EIR, the Specific Plan would not result in significant cumulative aesthetic impacts. (EIR, 3.1-37 through 3.1-38.)

1.5.2 - Air Quality

Potential Effect

Impact AIR-4 The proposed Specific Plan would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. (EIR, 3.2-57.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation is necessary. (EIR, 3.2-58.)

Facts in Support of Findings: To determine significance for this impact, the EIR analyzed whether the proposed Specific Plan proposed a source of odors to be located near an existing or planned receptor.

Diesel exhaust and ROG would be emitted during construction, the odors of which are objectionable to some. However, odors associated with construction activities dissipate quickly and do not traverse extensive distances. Therefore, construction odor impacts at existing off-site odor sensitive receptors would be less than significant. (EIR, 3.2-57.) Since there are no existing odor sensitive receptors within the plan area, no construction odor impacts in terms of the plan area as an odor sensitive receptor would occur. (EIR, 3.2-57.) The Specific Plan does not propose any land uses typically associated with emitting objectionable odors. (EIR, 3.2-58.) During operation of the Civic Project and Residential Project, potential sources of odor would primarily consist of vehicles traveling to and from the site. Exhaust from mobile sources are not typically associated with odor complaints but, rather, have temporary and less concentrated odors. Additionally, because exhaust from mobile sources disperse rapidly and would be unlikely to reach nearby sensitive receptors, these occurrences would not produce a significant amount of odors adversely affecting a substantial number of people. Therefore, operational odor impacts at existing off-site odor sensitive receptors would be less than significant. (EIR, 3.2-58.)

There are no land uses within the screening distances shown in Table 3-3 of the BAAQMD's guidance that have received five or more confirmed complaints per year for any recent 3-year period. The implementation of the Specific Plan would thus not place odor sensitive receptors near an existing or planned source of odor affecting a substantial number of people. Therefore, operational odor impacts in terms of the plan area as an odor sensitive receptor would be less than significant. (EIR, 3.2-58.) For these reasons and the reasons discussed in the EIR, the Specific Plan would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. (EIR, 3.2-57 through 3.2-58.)

1.5.3 - Biological

Potential Effect

Impact Bio-2 Development of the Residential Project component would not have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. (EIR, 3.3-33.)

Findings: No impact (Residential Project). No mitigation is necessary. (EIR, 3.3-33.)

Facts in Support of Findings: No sensitive biological communities are present on the Residential Project site. In addition, no potential jurisdictional wetlands or features are located on the site that would be considered sensitive under CEQA. Rather, the Residential Project site is covered largely with impervious surfaces and some ruderal vegetation. For these reasons and the reasons discussed in the EIR, no construction or operational impacts related to riparian habitat or other sensitive natural communities would occur on the Residential Project component site. (EIR, 3.3-33.)

Potential Effect

Impact BIO-3 The Specific Plan 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. (EIR, 3.3-35.)

Findings: No impact (Civic Project and Residential Project). No mitigation is necessary. (EIR, 3.3-35.)

Facts in Support of Findings: As further detailed in the EIR, neither the Civic Project component nor the Residential Project component would result in potential construction or operational impacts to wetlands because there are no wetlands present on either site in the Specific Plan area. (EIR, 3.3-35.)

Potential Effect

Impact BIO-4 The Residential Project component 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. (EIR, 3.3-36.)

Findings: Less than significant (Residential Project). No mitigation is necessary. (EIR, 3.3-37.)

Facts in Support of Findings: The Residential Project site is situated within a developed landscape. The area consists of a mix of commercial, retail, and residential developments. Urban development, highly trafficked roads, and high levels of human activity are existing barriers to wildlife movement. Therefore, neither construction nor operation of the Residential Project would 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 wildlife nursery sites. (EIR, 3.3-36.) Additionally, the Residential Project site is located 600 feet or more from the Grayson Creek Corridor. Proposed residential development would be subject to the City's requirements related to light trespass. The distance from the creek corridor and intervening development would preclude the potential for disturbance related to wildlife movement. Therefore, Residential Project operational impacts related to lighting would be less than significant. (EIR, 3.3-36.)

For these reasons and the reasons discussed in the EIR, there would be no Residential Project construction or operation impact related to wildlife movement and corridors. (EIR, 3.3-35, 36.)

Potential Effect

Impact BIO-6 The Specific Plan 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. (EIR, 3.3-41.)

Findings: No Impact (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.3-41.)

Facts in Support of Findings: No construction or operational impacts would occur because the Specific Plan area does not fall within the coverage area of a habitat conservation plan or natural community conservation plan. (EIR, 3.3-41.)

Potential Effect

Cumulative Impact: Implementation of the Specific Plan would not result in significant cumulative impacts to biological resources. (EIR, 3.3-41-42.)

Findings: Less than significant (Civic Project and Residential Project). No mitigation necessary.

Facts in Support of Findings: The geographic scope of the cumulative biological resources analysis is the southern portion of the City of Pleasant Hill, specifically the area surrounding Oak Park Boulevard, most of which is a highly developed urban area that has limited potential to support special-status wildlife and plant species. (EIR, 3.3-41.) A focused habitat assessment was conducted for the California red-legged frog (CRLF), which found no suitable habitat within the plan area (Appendix D). Standard pre-construction surveys and, if necessary, avoidance procedures would be required for cumulative projects with the potential to impact nesting birds and protected bat species. While there are isolated pockets of natural habitat that can support special-status wildlife and plant species, the urban, built-up nature of the Pleasant Hill area precludes the possible significant cumulative impacts to biological resources related to special-status wildlife and plant species. (EIR, 3.3-41-42)

To address possible cumulative impacts, projects are required to comply with the Pleasant Hill Municipal Code. (EIR, 3.3-41-42.) As such, the Specific Plan, in conjunction with other cumulative projects, would result in a less than significant cumulative impact related to sensitive natural communities and associated riparian habitat. Additionally, current development plans will adhere to the City's creek setback requirement to reduce any potential cumulative impacts to fish and wildlife movement corridors to a less than significant level. The Specific Plan, in conjunction with other future development projects, would adhere to applicable tree ordinances and regulations set by the City resulting in a less than significant cumulative impact to biological resources related to protected trees. (EIR, 3.3-42.) For these reasons and the reasons discussed in the EIR, implementation of the Specific Plan would not result in significant cumulative impacts to biological resources. (EIR, 3.3-41, 42.)

1.5.4 - Cultural and Tribal Cultural Resources

Potential Effect

Impact CUL-1 The Civic Project component would not cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5. (EIR, 3.4-23, 24.)

Findings: No impact (Civic Project). No mitigation necessary. (EIR, 3.4-24.)

Facts in Support of Findings: Three existing historic resources were previously recorded within a 0.5-mile radius of the Civic Project site; however, none are located within the boundaries of the Civic Project, and none were encountered during the pedestrian field survey. (EIR, 3.4-23, 24.) For these reasons and the reasons discussed in the EIR, no construction or operational impacts would occur from implementation of the Civic Project. (EIR, 3.4-23, 24.)

Potential Effect

Impact CUL-4 The Specific Plan 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). (EIR, 3.4-30.)

Findings: No impact (Civic Project and Residential Project). No mitigation is necessary. (EIR, 3.4-30.)

Facts in Support of Findings: A review of the California Register of Historic Resources (CRHR), the Native American Heritage Commission (NAHC) Sacred Lands File, a records search conducted at the Northwest Information Center (NWIC), and a pedestrian survey of the plan area failed to identify any listed tribal cultural resources that could be adversely affected by construction of the Civic Project and Residential Project. As such, there are no known eligible or potentially eligible tribal cultural resources that could be adversely affected by implementation of the Specific Plan. (EIR, 3.4-30.)

1.5.5 - Geology and Soils

Potential Effect

Impact GEO-2 The Specific Plan would not result in substantial soil erosion or the loss of topsoil. (EIR, 3.5-17.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.5-17.)

Facts in Support of Findings: Development under the Specific Plan would be required to obtain a Construction General Permit from the State Water Resources Control Board (State Water Board), consistent with the City of Pleasant Hill's General Permit (No. CAS0029912) and to comply with its conditions and requirements, which are designed to minimize potential erosion issues. Consistent with Section 15.05.070 BMPs and Standards, compliance with the City's NPDES permit would ensure BMPs are implemented that would prevent sediments and other pollutants from entering the stormwater system. (EIR, 3.5-16.) With adherence to existing requirements, impacts from construction under the Specific Plan (including both the Civic Project and Residential Project components) would not result in substantial soil erosion or loss of topsoil. Therefore, construction-related impacts related to soil erosion and loss of topsoil would be less than significant. (EIR, 3.5-16, 17.) Impacts related to soil erosion or loss of topsoil are limited to construction impacts. No respective operational impacts would occur. (EIR, 3.5-17.) For these reasons and the reasons discussed in the EIR, the Specific Plan would not result in substantial soil erosion or the loss of topsoil. (EIR, 3.5-16, 17.)

Potential Effect

Impact GEO-5 The Specific Plan 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. (EIR, 3.5-19, 20.)

Findings: No Impact (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.5-19, 20.)

Facts in Support of Findings: Impacts related to soil capability of supporting the use of alternative wastewater disposal systems are limited to operational impacts. No respective construction impacts would occur. All development associated with the plan area would be connected to the existing Central Contra Costa County Sanitary District (Central San) wastewater system, and no alternative wastewater disposal system would be operated. Thus, for the forgoing reasons and the reasons discussed in the EIR, there would be no operational impact related to soil capability of supporting the use of alternative wastewater disposal systems. (EIR, 3.5-19, 20.)

Potential Effect

Cumulative Impact: Implementation of the Specific Plan would not result in significant cumulative impacts to seismic related hazards.

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation required. (EIR, 3.5-22.)

Facts in Support of Findings: The geographic scope of the cumulative geology and soils tend to be localized; therefore, an area generally within a 0.25-mile radius would be the area most affected by activities associated with the Specific Plan and was used for the cumulative analysis. The Fountainhead Montessori Day Care project located at 1715-1725 Oak Park Boulevard would be within 0.25 mile of the plan area. (EIR, 3.5-21.)

Cumulative projects would adhere to the provisions of the California Building Code, and policies of the City of Pleasant Hill 2003 General Plan and Pleasant Hill City Code reducing potential hazards associated with seismic ground shaking and ground failure. As such, the Specific Plan, in conjunction with other cumulative projects, would not result in a cumulative impact associated with seismic-related hazards. (EIR, 3.5-21.)

1.5.6 - Greenhouse Gas Emissions and Energy

Potential Effect

Impact GHG-2 Implementation of the Specific Plan would not conflict with an applicable plan, policy, or regulation of an agency adopted to reduce the emissions of greenhouse gases. (EIR, 3.6-54.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation is necessary. (EIR, 3.6-61.)

Facts in Support of Findings: The City of Pleasant Hill has not adopted a GHG reduction plan. In addition, the City has not completed the GHG inventory, benchmarking, and goal-setting process required to identify a reduction target and to take advantage of the streamlining provisions contained in the CEQA Guidelines amendments adopted for SB 97. Since no local CAP is in place that would be applicable to the Specific Plan, the proposed plan is assessed for its consistency with the ARB's adopted AB 32 Scoping Plan and the ARB's adopted 2017 Climate Change Scoping Plan Update. This

would be achieved with an assessment of the Specific Plan's compliance with applicable Scoping Plan measures. (EIR, 3.6-54.) As discussed in detail in Section 3.6 of the EIR, because neither construction nor operation of the Civic Project and Residential Project would significantly hinder or delay the State's ability to meet the reduction targets contained in AB 32 or conflict with the AB 32 Scoping Plan or the 2017 Scoping Plan Update, impacts related to consistency with an applicable GHG emissions reduction plan would be less than significant. (EIR, 3.6-54, 55, 58, EIR Table 3.6-8.) Furthermore, as shown in Table 3.6-9 of the EIR, implementation of the Specific Plan would not conflict with the reduction measures outlined in the 2017 Scoping Plan Update addressing the SB 32 targets. (EIR, 3.6-60.) For these reasons and the reasons discussed in the EIR, development under the Specific Plan would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce the emissions of GHGs. The impact would be less than significant. (EIR, 3.6-54 through 3.6-61.)

Potential Effect

Impact GHG-3 Implementation of the Specific Plan would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during construction or operation of the Specific Plan. (EIR, 3.6-61-62.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.6-62.)

Facts in Support of Findings: No natural gas would be utilized as part of construction. Fossil fuels used for construction vehicles and other energy-consuming equipment would be used during site clearing, grading, paving, and building construction. To reduce impacts to below a level of significance, limitations on idling of vehicles and equipment and requirements that equipment be properly maintained are included and would result in fuel savings. California regulations (CCR Title 13, §§ 2449(d)(3) and 2485) limit idling from both on-road and off-road diesel-powered equipment and are enforced by the ARB. In addition, contractors and owners are financially incentivized to avoid wasteful, inefficient, and unnecessary consumption of energy during construction. Additionally, due to the temporary nature of construction and the financial incentives for developers and contractors to use energy-consuming resources in an efficient manner, the construction phase of the Specific Plan would not result in wasteful, inefficient, or unnecessary consumption of energy. For these reasons and the reasons discussed in the EIR, the construction-related impact related to fuel and electricity consumption would be less than significant. (EIR, 3.6-61.)

The Civic Project and Residential Project would be designed and constructed in accordance with the City's latest adopted energy efficiency standards, which are based on the State's Title 24 energy efficiency standards. These standards are widely regarded as the most advanced energy efficiency standards and compliance would ensure that operational energy consumption would not result in the use of energy in a wasteful manner or inefficient manner. Therefore, the operational impact related to building electricity and natural gas consumption would be less than significant. (EIR, 3.6-61.)

Fuel consumption in the Specific Plan area would be primarily related to vehicle use by residents, visitors, and employees. The analysis in the EIR conservatively assumed that the Civic Project and Residential Project would be operational at the same time. Based on the estimates contained in the CalEEMod output files, vehicle trips associated with the Civic Project and Residential Project would

result in approximately 5.2 million vehicle miles traveled, and consume an estimated 230,088 gallons of gasoline and diesel combined on an annual basis. The plan area is located approximately 0.30 mile west of I-680 North Main Street interchange. As such, it would be in proximity to a regional route of travel. The plan area is also located 0.75 mile from the Pleasant Hill BART Station, which is accessible through other forms of public transportation. County Connection Route 9 provides bus service to the plan area and its vicinity. Bus stops serving this route are located along Oak Park Boulevard and along Patterson Boulevard, located approximately 0.22 mile west of the plan area. Route 9 provides services from Diablo Valley College to Pleasant Hill BART Station, located at 1365 Treat Boulevard, on the east side of I-680 near the Treat Boulevard interchange. (EIR, 3.6-62.)

The existing transportation facilities in the area would provide future residents, visitors, and employees with access to public transportation, thus further reducing fuel consumption demand. For these reasons and the reasons discussed in the EIR, transportation fuel consumption would not result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during long-term operations. Therefore, the operational impact related to vehicle fuel consumption would be less than significant. (EIR, 3.6-62.)

Potential Effect

Impact GHG-4 Implementation of the Specific Plan would not conflict with or obstruct any applicable State or local plan for renewable energy or energy efficiency. (EIR, 3.6-62.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.6-64.)

Facts in Support of Findings: A significant impact would occur if the Specific Plan would conflict with or obstruct a State or local plan for renewable energy or energy efficiency. As noted in the EIR, there are no renewable energy standards that would apply to construction of the Civic Project and Residential Project. However, the Specific Plan would be required to comply with all applicable regulations as described in Section 3.6 of the EIR. Therefore, construction would not conflict with or obstruct any regulations adopted for the purposes of increasing the use of renewable energy. For these reasons and the reasons discussed in the EIR, it is anticipated that construction of the Civic Project and Residential Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing energy use or increasing the use of renewable energy; accordingly, construction-related energy efficiency and renewable energy standards consistency impacts would be less than significant. (EIR, 3.6-63.)

At operation, the Civic Project and Residential Project would be served with electricity provided by PG&E. Because PG&E is ahead of schedule in meeting the California Renewables Portfolio Standard of 33 percent by 2020 mandate with renewable energy making up 51 percent of its energy portfolio, the Civic Project and Residential Project would purchase power comprised of a greater amount of renewable sources compared to what is required by regulations in effect. In addition, buildings would be designed and constructed in accordance with the State's Title 24 energy efficiency standards. Thus, the Specific Plan would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing energy use or increasing the use of renewable energy. (EIR, 3.6-

63-64.) For these reasons and the reasons discussed in the EIR, construction and operational energy efficiency and renewable energy standards consistency impacts would be less than significant.

1.5.7 - Hazards, Hazardous Materials, and Wildfire

Potential Effect

Impact HAZ-1 The Specific Plan would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. (EIR, 3.7-19.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.7-20.)

Facts in Support of Findings: The Specific Plan would be subject to the Hazardous Materials Transport Act, California Public Resources Code, and other State and local regulations that would reduce and limit the associated risks. For these reasons and the reasons discussed in the EIR, construction impacts related to routine hazardous materials transport, use, and disposal risk would be less than significant. (EIR, 3.7-19.)

During operation of the proposed new park and associated athletic fields, hazardous substances, such as herbicides for landscaping, would be expected to be used and stored on-site. These substances would be used and stored according to all applicable federal, State, regional, and local regulations listed previously. During operation of the proposed library and Residential Project component, hazardous building materials, hazardous substances, or hazardous waste, such as herbicides for landscaping, would not be used, stored, or transported in quantities sufficient to create a significant hazard to the public. For these reasons and the reasons discussed in the EIR, operational impacts related to routine hazardous materials transport, use, and disposal risk would be less than significant for the Specific Plan. (EIR, 3.7-20.)

Potential Effect

Impact HAZ-2 The Civic Project component would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment. (EIR, 3.7-20.)

Findings: Less Than Significant (Civic Project). No mitigation necessary. (EIR, 3.7-21.)

Facts in Support of Findings: As discussed in section 3.7 of the EIR, Phase I and Phase II analysis of soil samples confirmed that all detectable concentrations of lead are below California Department of Toxic Substances Control (DTSC) environmental screening levels (ESL) for residential land use, and are within typical ambient ESL for soil and groundwater. No further action is required and impacts are less than significant during construction of the Civic Project component. (EIR, 3.7-21.) None of the proposed uses would involve the type or quantity of hazardous materials that could pose a significant environmental accident. In addition, the Household Hazardous Waste Program offers recycling services for diesel fuels, aerosols, and paints and other household hazardous materials for the proposed residences. These services are offered free to the public and at a fee for businesses.

For these reasons and the reasons discussed in the EIR, operational impacts related to hazardous materials upset risk would be less than significant. (EIR, 3.7-21.)

Potential Effect

Impact HAZ-3 The Specific Plan 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. (EIR, 3.7-22.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.7-23.)

Facts in Support of Findings: The closest school to the plan area is Pleasant Hill Middle School, located approximately 550 feet to the north on Monticello Avenue. Although the Civic Project and Residential Project would use hazardous materials, such as diesel fuels, aerosols, and paints, during construction, the duration of these actions would be temporary and would be limited to the period of construction. (EIR, 3.7-22.) Furthermore, construction would be subject to the Hazardous Materials Transport Act, California Public Resources Code, and other State and local regulations, such as the Household Hazardous Waste Program, that would reduce and limit the associated risks. For these reasons and the reasons discussed in the EIR, construction impacts related to hazardous emissions proximate to a school risk would be less than significant. (EIR, 3.7-23.)

Moreover, because the proposed uses (residential, park, and library) do not typically utilize hazardous materials, it is not anticipated that the Specific Plan would emit hazardous materials or result in the handling of such materials. For these reasons and the reasons discussed in the EIR, operational impacts related to the risk of hazardous emissions proximate to a school would be less than significant. (EIR, 3.7-23.)

Potential Effect

Impact HAZ-4 The Specific Plan 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 not create a significant hazard to the public or the environment. (EIR, 3.7-23.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary.

Facts in Support of Findings: Impacts related to locating buildings within the plan area on a hazardous materials site per Government Code Section 65962.5 are limited to operational impacts. No respective construction impacts would occur. Based on the findings of the project-specific Phase I ESAs (included as Appendix G.1 and Appendix G.3 of the EIR), no Recognized Environmental Conditions (RECs), no historical RECs, and no controlled RECs were identified for the plan area. For these reasons and the reasons discussed in the EIR, the plan area is not located on any hazardous materials sites compiled pursuant to Government Code Section 65962.5. The Specific Plan would not create a hazard to the public or environment during operation, and impacts would be less than significant. (EIR, 3.7-23.)

Potential Effect

Impact HAZ-5 The Specific Plan would not be located within an airport land use plan or within two miles of a public airport or public use airport, and it would not result in a safety hazard or excessive noise for people residing or working in the plan area. (EIR, 3.7-24.)

Findings: No Impact (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.7-24.)

Facts in Support of Findings: The plan area is not located within an airport land use plan or within 2 miles of a public airport. The closest public airport to the plan area is Buchanan Field, located approximately 3.2 miles to the northwest. Therefore, the Specific Plan would not result in any impacts related to exposure of people to safety hazards or excessive noise in proximity to an airport. (EIR, 3.7-24.)

Potential Effect

Impact HAZ 6 The Specific Plan would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. (EIR 3.7-24.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR 3.7-25.)

Facts in Support of Findings: The Specific Plan would result in less than significant impacts related to emergency vehicle access because the Specific Plan would comply with the Contra Costa County Emergency Plan, ensuring efficient response to emergency incidents associated with emergencies affecting the City. (EIR 3.7-24.) As indicated in Section 3.10 of the EIR, the plan area would be adequately served by police and fire services. The Specific Plan would not create a permanent increase in population unaccounted for in the Pleasant Hill 2003 General Plan that could lead to overwhelming call for services. In addition, the Civic Project and Residential Project would be designed in accordance with the City's standards to accommodate emergency vehicle access by providing two points of access at all buildings. (EIR 3.7-25.) Therefore, operational impacts related to emergency response and evacuation would be less than significant and no mitigation is necessary to reduce impacts to below a level of significance. However, the Specific Plan will implement MM Trans-1a to ensure adequate circulation and access throughout the construction period which will further reduce already less than significant impacts related to hazards. (EIR 3.7-24.) For these reasons and the reasons discussed in the EIR, the Specific Plan's impacts relating to this issue would be less than significant. (EIR 3.7-24, 25.)

Potential Effect

Impact HAZ-7 The Specific Plan would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. (EIR 3.7-25.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR 3.7-26.)

Facts in Support of Findings: The EIR focuses on whether the Specific Plan would cause or exacerbate adverse effects related to wildfires or whether the Specific Plan would be placed in a location susceptible to wildfire or post-wildfire conditions. According to CAL FIRE, the plan area is not located in a Severe or Very High Fire Hazard Severity Zone; the closest “High” fire hazard zone is located approximately 1.3 miles to the west across Taylor Road. (EIR 3.7-25.) Given that the southeast area of the City of Pleasant Hill is not located in steep terrain surrounded by natural vegetation nor does it consistently experience high winds, the plan area would be not be substantially prone to wildfires. (EIR 3.7-25.) Furthermore, compliance with applicable State and local plans and regulations would decrease the risk of impacts related to wildland fire hazards. (EIR 3.7-26.) Furthermore, proposed structures would be required to comply with the California Fire Code with regard to emergency/fire access and types of building materials. For these reasons and the reasons discussed in the EIR, impacts related to wildland fires risk would be less than significant. (EIR 3.7-26.)

Potential Effect

Impact HAZ-8 The Specific Plan would not substantially impair an adopted emergency response plan or emergency evacuation plan. (EIR, 3.7-26.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.7-27.)

Facts in Support of Findings: The Specific Plan would be in compliance with the Contra Costa County Emergency Plan, ensuring efficient response to emergency incidents associated with emergencies affecting the City of Pleasant Hill. Furthermore, blockage of an evacuation route would not occur during construction because heavy construction equipment would be staged on-site and all delivery trucks would use designated truck routes. In addition, structures would be designed in accordance with the City’s standards to accommodate emergency vehicle access by providing two points of access available to emergency vehicles. For these reasons and the reasons discussed in the EIR, construction and operational impacts related to emergency response/evacuation plan consistency would be less than significant. (EIR, 3.7-26.)

Potential Effect

Impact HAZ-9 Due to slope, prevailing winds, and other factors, the Specific Plan would not exacerbate wildfire risks and thereby expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. (EIR, 3.7-27.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.7-27.)

Facts in Support of Findings: The plan area has not previously experienced wildfire. Given that the southeast area of the City of Pleasant Hill is not located in or near an area of steep terrain or historical wildfire burn nor experiences consistent high winds, the plan area would not be prone to wildfire risks. According to CAL FIRE, the plan area is not located in a Severe or Very High Fire Hazard Severity Zone. The closest “High” fire hazard zone is located approximately 1.3 miles to the west across Taylor Road. In addition, as indicated in EIR Section 3.11, Public Services, the Specific Plan

would be adequately served in terms of fire protection services by CCCFPD. (EIR, 3.7-27.) Furthermore, proposed structures would be required to comply with the California Fire Code with regard to emergency/fire access and use of building materials that would limit the spread of wildfire to the greatest extent possible. Therefore, impacts related to exposure of occupants to pollutant concentrations from a wildfire or uncontrolled spread of wildfire would be less than significant. (EIR, 3.7-27.) Impacts related to exposure of occupants to pollutants concentrations from a wildfire are limited to operational impacts. No respective construction impacts would occur. (EIR, 3.7-27.) For these reasons and the reasons discussed in the EIR, the Specific Plan's impacts relating to this issue would be less than significant. (EIR 3.7-27.)

Potential Effect

Impact HAZ-10 The Specific Plan 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. (EIR, 3.7-28.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.7-28.)

Facts in Support of Findings: The Specific Plan would include adequate emergency access via existing roads at two access points. New electrical power and natural gas lines on and connecting to the plan area would be installed below ground and existing overhead electrical power lines along Monticello Avenue and Oak Park Boulevard would be undergrounded, minimizing potential ignition and related fire risk above ground within the plan area in accordance with all applicable federal, State, and local regulations including the California Building Code and City Municipal Code. Therefore, impacts related to infrastructure that exacerbates fire risk would be less than significant. (EIR, 3.7-28.)

Potential Effect

Impact HAZ-11 The Specific Plan 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. (EIR, 3.7-28, 29.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.7-29.)

Facts in Support of Findings: Impacts related to post-fire slope instability are limited to operational impacts. No respective construction impacts related to flooding and landslide hazards due to post-fire slope instability or drainage changes would occur. (EIR, 3.7-28-29.) The plan area is not located on or near steep slopes susceptible to landslides or downstream flooding nor has it been affected by previous wildfires that could have resulted in drainage changes or loss of vegetation. In addition, correspondence with the CCCFPD confirmed that the Specific Plan would not expose people or structures to significant risks due to post-fire slope instability or drainage changes. For these reasons and the reasons discussed in the EIR, impacts related to flooding and landslide hazards due to post-fire slope instability or drainage changes would be less than significant. (EIR, 3.7-29.)

Potential Effect

Cumulative Impact: The Specific Plan would not result in any significant cumulative impact relating to hazards, hazardous materials, or wildfires.

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.7-29 through 3.7-31.)

Facts in Support of Findings: With the implementation of the policy provisions and regulatory requirements, the Specific Plan, in conjunction with cumulative projects, would not substantially contribute to a cumulatively considerable impact. The City would require development to mitigate potential impacts, which may include standard mitigation measures that would help ensure the safe transport, storage, use, and disposal of hazardous materials and wastes. For these reasons and the reasons discussed in the EIR, the Specific Plan would not make a cumulatively considerable contribution to a cumulative impact relating to hazards, hazardous materials, or wildfires. (EIR, 3.7-29 through 3.7-31.)

1.5.8 - Hydrology and Water Quality

Potential Effect

Impact HYD-1 The Specific Plan would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. (EIR, 3.8-20.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.8-22.)

Facts in Support of Findings: Although construction activities have the potential to generate increased sedimentation, compliance with applicable policies and regulations would minimize the potential to degrade water quality in downstream water bodies to the maximum extent possible. As a result, construction-related impacts related to surface and groundwater and respective water quality would be less than significant for development under the Specific Plan. (EIR, 3.8-21.)

Furthermore, development under the Specific Plan would be required to comply with the City of Pleasant Hill NPDES program and the Clean Water Program, and all City Code ordinances related to stormwater pollution. Pleasant Hill Municipal Code, Chapter 15.05.050, would require a stormwater control plan that meets the most recent version of the guidebook. Furthermore, Pleasant Hill Municipal Code, Chapter 15.05.080, requires post-construction maintenance of stormwater management facilities. Chapter 17.35.020 requires stormwater drainage systems to protect off-site properties from increased runoff created by development. For these reasons and the reasons discussed in the EIR, impacts related to surface and groundwater and respective water quality would be less than significant. (EIR, 3.8-21, 22.)

Potential Effect

Impact HYD-2 The Specific Plan would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Specific Plan may impede sustainable groundwater management of the basin. (EIR, 3.8-22.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.8-25.)

Facts in Support of Findings: Potential impacts related to depletion of groundwater supplies or interference with groundwater recharge are limited to operational impacts. No respective construction impacts would occur in the plan area because construction activities would not involve the use of groundwater. (EIR, 3.8-22.) Implementation of the Specific Plan would remove 253,899 square feet of impervious surfaces and would construct 382,054 square feet of new impervious surfaces, for a net increase of 128,155 square feet of impervious surfaces. The plan area's near-surface soils have a low to moderate permeability value for stormwater infiltration unless subdrains are installed. In addition, the shallow groundwater depth would make stormwater infiltration at this site very difficult. As a result, implementation of the Residential Project and Civic Project would not be expected to impact groundwater supplies or recharge due to the low possibility of stormwater infiltration within the plan area. (EIR, 3.8-22.) Neither the Civic Project nor the Residential Project would significantly impact groundwater recharge rate due to the existing soils and groundwater depth on both sites. For these reasons and the reasons discussed in the EIR, impacts related to groundwater recharge and supply would be less than significant. (EIR, 3.8-25.)

Potential Effect

Impact HYD-3: The Residential Project component would not 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:

- 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 off-site;
- iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater systems or provide substantial additional sources of polluted runoff;
- iv) Impede or redirect flood flows. (EIR, 3.8-29 through 3.8-31.)

Findings: Less Than Significant (Residential Project). No mitigation necessary. (EIR, 3.8-31.)

Facts in Support of Findings: The Residential Project would be required to implement a SWPPP as part of its notice of intent to proceed under the Construction General Permit. The SWPPP is designed to ensure that erosion, siltation, and flooding are prevented or minimized to the maximum extent feasible during construction. A bioretention basin will control substantial erosion and sedimentation on-site for the Residential Project and would reduce flows and retain stormwater post construction such that it would not exacerbate runoff. For these reasons and the reasons discussed in the EIR, the

construction impact related to alteration of drainage pattern and resulting in erosion or siltation would be less than significant. (EIR, 3.8-29.) As the Residential Project would reduce impervious surfaces across the site, and would also incorporate appropriately sized bio-retention areas for pre-treatment of storm waters in accordance with C.3 guidelines, the Residential Project would not result in an increase in surface runoff or increased flooding conditions that could impede or redirect flood flows. (EIR, 3.8-30.) Furthermore, the Residential Project component would be required to comply with all applicable provisions of the Municipal Code, General Plan and other relevant regulations discussed in Section 3.8 of the EIR. Finally, as with other planned developments in Pleasant Hill, the Residential Project will be required to contribute its proportionate fair share of the cost of Citywide improvements in drainage area 60 or others to address storm drainage improvements needed to accommodate the Residential Project flows. (EIR, 3.8-30 through 3.8-31.) For these reasons and the reasons discussed in the EIR, impacts related to this issue would be less than significant. (EIR, 3.8-25 through 3.8-31.)

Potential Effect

Impact HYD-4 The Residential Project component would not be located in a flood hazard zone, tsunami zone, or seiche zone, and it would not risk release of pollutants due to inundation associated with the Specific Plan. (EIR, 3.8-33.)

Findings: Less Than Significant (Residential Project). No mitigation necessary. (EIR, 3.8-33.)

Facts in Support of Findings: The Residential Project would not be located in a flood hazard zone. The Residential Project site is not located near the ocean, and as such would not be susceptible to inundation from a tsunami. The Residential Project site is not located near a large, enclosed body of water and as such would not be susceptible to inundation from a seiche. As a result, the plan area would not be at risk for inundation from flooding, tsunami, or seiche, and it would not therefore risk release of pollutants due to inundation. For these reasons and the reasons discussed in the EIR, impacts related to this issue would be less than significant. (EIR, 3.8-33.)

Potential Effect

Impact HYD-5 The Specific Plan would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. (EIR, 3.8-34.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.8-34.)

Facts in Support of Findings: Neither the Civic Project nor the Residential Project would conflict with the Contra Costa County Watershed Program or the City of Pleasant Hill NPDES program. Development under the Specific Plan would be required to comply with the terms of the Construction General Permit, which requires the preparation and implementation of a SWPPP that includes BMPs to ensure reduction of pollutants from construction activities potentially entering surface waters. For these reasons and the reasons discussed in the EIR, construction impacts related to a water quality control plan or groundwater management plan consistency would be less than significant. (EIR, 3.8-34.)

The Specific Plan area is located within the Ygnacio Valley Groundwater Basin, and does not have the potential for groundwater recharge due to poorly drained soils and shallow groundwater levels. The Contra Costa Water District, who will provide potable water to the Specific Plan area, does not use groundwater as a source; therefore, neither the Civic Project nor the Residential Project component would conflict with or obstruct a sustainable groundwater management plan. For these reasons and the reasons discussed in the EIR, operational impacts related to water quality control plan or groundwater management plan consistency would be less than significant. (EIR, 3.8-34.)

Potential Effect

Cumulative Impact: The Specific Plan would not result in a significant cumulative impact to hydrology and water quality. (EIR, 3.8-34, 35.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.8-35.)

Facts in Support of Findings: As discussed in detail in Section 3.8.5 of the EIR, all cumulative projects, including the Residential Project and Civic Project components of the Specific Plan, would be required to prepare a SWPPP and comply with the CCCWP and Pleasant Hill 2003 General Plan policies. In addition, future developments within Drainage Area 46 (including the cumulative projects) would be subject to a drainage fee in accordance with Flood Control Ordinance Number 2002-43 for DA 46. All building permits or subdivision maps filed in this area are subject to Flood Control Ordinance Number 2002-43. Effective January 1, 2019, the current fee in this drainage area is \$0.82 per square foot of newly created impervious surface. The City should collect the fees during the development process prior to the issuance of building permits or the recordation of the final maps. These fees would contribute to funding the maintenance of drainage facilities within Drainage Area 46. The combination of these policies and implementation of relevant BMPs would prevent significant cumulative impacts to hydrology and water quality. For these reasons and the reasons discussed in the EIR, there would be a less than significant cumulative impact related to hydrology, water quality or flooding. (EIR, 3.8-34, 35; Errata, 3-4.7.)

1.5.9 - Land Use

Potential Effect

Impact LUP-1 The Specific Plan would not disrupt or physically divide an established community. (EIR 3.9-17.)

Findings: No Impact (Civic Project and Residential Project). No mitigation necessary. (EIR 3.9-17.)

Facts in Support of Findings: The Civic Project and Residential Project would result in the development of the plan area in a manner that maintains the surrounding neighborhood character and would enhance existing civic and recreational uses. Monticello Avenue and Oak Park Boulevard currently provide circulation within the City. These roadways would be improved, providing even better vehicle, bicycle, and pedestrian circulation for the established surrounding community. For these reasons and the reasons discussed in the EIR, the Civic Project and Residential Project would

have a beneficial effect; neither the Civic Project nor the Residential Project would result in a physical division of an established community. (EIR 3.9-17.)

Potential Effect

Impact LUP-2 The Specific Plan 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. (EIR, 3.9-19 through 3.9-31.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary.

Facts in Support of Findings: As shown in EIR Table 3.9-8, and throughout Section 3.9 of the EIR, the implementation of the Specific Plan would not conflict with applicable land use plans, policies, or regulations of the Pleasant Hill 2003 General Plan or the Pleasant Hill Municipal Code that were adopted for the purpose of avoiding or mitigating an environmental effect. (EIR, 3.9-19 through 3.9-31.) For these reasons and the reasons discussed in the EIR, impacts related to this issue would be less than significant. .

Potential Effect

Cumulative Impact: Implementation of the Specific Plan will not result in any significant cumulative impacts related to land use and planning. (EIR, 3.9-31 through 3.9-32.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.9-32.)

Facts in Support of Findings: The implementation of the Specific Plan in conjunction with the cumulative projects listed in EIR Table 3-1 would not propose the type of large or linear construction that could impact mobility within an existing community and the surrounding area and would occur in an urban environment. As such, there would be a less than significant cumulative impact with respect to dividing an existing community. (EIR, 3.9-31 through 3.9-32.) Cumulative development projects in the City of Pleasant Hill would be required to demonstrate consistency with the Pleasant Hill 2003 General Plan and applicable codes, ordinances, and policies. This would ensure that these projects comply with applicable planning regulations. The Specific Plan has been determined to be consistent with the City's policy. The Specific Plan, in conjunction with other cumulative projects, would have a less than significant cumulative impact with respect to conflicting with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. (EIR, 3.9-31 through 3.9-32.) For these reasons and the reasons discussed in the EIR, cumulative impacts related to this issue would be less than significant. (EIR, 3.9-31 through 3.9-32.)

1.5.10 - Noise

Potential Effect

Impact NOI-2 The Specific Plan 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. (EIR, 3.10-29.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.10-31.)

Facts in Support of Findings: As discussed in EIR Section 3.10, traffic noise levels would not exceed noise levels that the City considers acceptable for land uses identified in the Specific Plan. As such, traffic noise would result in a less than significant impact. (EIR, 3.10-29 through 3.10-31.) For these reasons and the reasons discussed in the EIR, impacts related to this issue would be less than significant. (EIR, 3.10-29 through 3.10-31.)

Potential Effect

Impact NOI-3 The Specific Plan would not generate excessive groundborne vibration or groundborne noise levels. (EIR, 3.10-32.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.10-34.)

Facts in Support of Findings: Construction-related groundborne vibration impacts related to development under the Specific Plan to off-site receptors would be less than significant. (EIR, 3.10-32 through 3.10-33.) A significant impact would occur if the Specific Plan's on-going activities would produce groundborne vibrations that are perceptible without instruments by a reasonable person at the property lines of a site. Implementation of the Specific Plan would not include any permanent sources of vibration that would expose persons in the vicinity of the plan area to groundborne vibration levels that could be perceptible without instruments at any existing sensitive land use in the vicinity of the plan area. Therefore, operational groundborne vibration impacts would be less than significant. (EIR, 3.10-34.) For these reasons and the reasons discussed in the EIR, impacts related to this issue would be less than significant. (EIR, 3.10-32 through 3.10-34.)

Potential Effect

Impact NOI-4 The Specific Plan does not concern an area within the vicinity of a private airstrip or an airport land use plan, is not within two miles of a public airport, and would not expose people residing or working in the plan area to excessive noise levels. (EIR, 3.10-34.)

Findings: No Impact (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.10-35.)

Facts in Support of Findings: The Specific Plan area is not located within the vicinity of a private airstrip. Additionally, there is not a private airstrip located within a 2-mile radius of the plan area. The nearest public airport to the plan area is the Buchanan Field Airport, located approximately 3.3 miles north of the plan area. Because of its distance from the airport's runways, the plan area is located well outside of the airport's 55-dBA CNEL noise contours. As such, operation of the Civic Project and Residential Project would not expose people residing or working at the plan area to excessive noise levels associated with public airport or public use airport noise. For these reasons and the reasons discussed in the EIR, no impact related to exposure of people residing or working

within the plan area to excessive noise levels associated with airport activity would occur. (EIR, 3.10-34 through 3.10-35.)

Potential Effect

Cumulative Impact: Implementation of the Specific Plan would not result in any significant cumulative noise impacts. (EIR, 3.10-35.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.10-36.)

Facts in Support of Findings: Similar to the Specific Plan, other projects would be subject to the City of Pleasant Hill Municipal Code Noise Ordinance, which regulates construction hours to avoid significant noise impacts. Accordingly, it is expected that cumulative construction noise impacts would be less than significant. Additionally, the analysis shows that plan-related operational and traffic noise levels would not cause ambient noise levels in the vicinity of the plan area to exceed “conditionally acceptable” noise levels for any land use in the vicinity of the plan area from any plan-related noise source. (EIR, 3.10-36.) Additionally, proposed stationary noise sources would not result in substantial permanent increases in ambient noise levels in excess of established standards. These noise levels would not exceed existing background ambient noise levels. Therefore, as discussed in Section 3.10.5 of the EIR, implementation of the Specific Plan would not result in significant cumulative impacts relating to noise. (EIR, 3.10-35 through 3.10-36.)

1.5.11 - Population and Housing

Potential Effect

Impact POP-1 Implementation of the Specific Plan 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). (EIR, 3.11-9.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.11-11.)

Facts in Support of Findings: The proposed plan’s construction would draw construction workers from the Northern California labor pool and would not result in long-term population growth or permanent relocation of construction workers. Therefore, substantial population growth would not be induced through construction of the Civic Project or Residential Project, and the construction impact related to inducement of population growth would be less than significant. (EIR, 3.11-9.) As discussed in Section 3.11, the Civic Project component would provide services to residents and would employ existing staff. No additional staff is anticipated in the Civic Project component. Additionally, the Civic Project would not include extension of new roads or infrastructure in an undeveloped area, and thus would not induce population growth indirectly. Therefore, substantial population growth would not be directly or indirectly induced with implementation of the Civic Project. (EIR, 3.11-10.)

The Residential Project component is consistent with and anticipated in the Pleasant Hill 2015 Housing Element. At buildout, the Residential Project component would result in an increase of approximately 103 people to the City's population. The Pleasant Hill 2015 Housing Element estimates a total of 37,700 residents by 2040. The Residential Project's estimated increase in persons would represent an increase of less than 1 percent relative to the 2018 estimate. Thus, implementation of the Residential Project would not induce substantial direct population growth within the City. (EIR, 3.11-10.) No employees are anticipated for the Residential Project. In addition, the Residential Project would not include extension of new roads or infrastructure in an undeveloped area, and thus would not induce population growth indirectly. For these reasons and the reasons discussed in the EIR, implementation of the Residential Project would not induce substantial indirect or direct population growth within the City. (EIR, 3.11-9 through 3.11-11.)

Potential Effect

Impact POP-2 Implementation of the Specific Plan would not displace substantial numbers of existing people or housing, and it would not necessitate the construction of replacement housing elsewhere. (EIR, 3.11-11.)

Findings: No Impact (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.11-11.)

Facts in Support of Findings: The Specific Plan area does not contain any existing residential uses. Therefore, there would be no impact related to constructing replacement housing due to the displacement of people or housing. (EIR, 3.11-11.)

Potential Effect

Cumulative Impact: Implementation of the Specific Plan would not result in any significant cumulative impacts to population and housing.

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.11-13.)

Facts in Support of Findings: As discussed in Section 3.11.4 of the EIR, the Specific Plan does not have significant growth inducing impacts, will not result in an increase in employment, and is consistent with the Pleasant Hill 2015 Housing Element. Additionally, because the Specific Plan includes library services that would continue to provide space for the City's existing library personnel, and the positions at the existing library would be relocated to the new library; there would be no increase in the number of employees related to the library portion of the project. As such, there would not be substantial indirect population growth associated with implementation of the identified cumulative projects. Implementation of the Specific Plan will not result in the displacement of persons or require replacement housing, there are no significant cumulative impacts. (EIR 3.11-12 through 3.11-13.)

1.5.12 - Public Services

Potential Effect

Impact PUB-1 The Specific Plan 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 fire protection. (EIR, 3.12-10.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.12-11.)

Facts in Support of Findings: The Civic Project and Residential Project components would comply with the California Building Code (CBC), as adopted by the Contra Costa County Municipal Code. In compliance with the California Fire Code, Part 9 of the CBC, development under the Specific Plan would follow standards for fire safety such as fire flow requirements for buildings, fire hydrant location and distribution criteria, automated sprinkler systems, and fire-resistant building materials. Additionally, fire services would be able to respond to the Specific Plan area in approximately 2.3 minutes, significantly below the CCCFPD standard of 5 minutes. As such, the Civic Project and Residential Project would not create the need for new or altered fire protection facilities. For these reasons and the reasons discussed in the EIR, impacts related to this issue would be less than significant. (EIR, 3.12-10 through 3.12-11.)

Potential Effect

Impact PUB-2 The Specific Plan 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. (EIR, 3-12.12-13.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.12-13.)

Facts in Support of Findings: As discussed in EIR Section 3.12, police response time could vary from 1 to 5 minutes, which is within the response time standard for emergency calls. During construction, the Civic Project and Residential Project would include security measures such as fencing to prohibit access except for construction personnel. As such, the Civic Project and Residential Project would not create the need for new or altered police protection facilities. (EIR, 3.12-12.) The Specific Plan also includes design elements that enhance security. (EIR, 3-12.12 through 3.12-13.) The City would require verification from the PHPD that emergency response can be provided within 5 minutes and that a 20-minute response is maintained for 95 percent of non-emergency calls. Given the Specific Plan's proximity to the PHPD, implementation of design features, and verification of response time, and for the reasons set forth in the EIR, there would be a less than significant impact with respect to police protection services. (EIR, 3.12-12 through 3.12-13.)

Potential Effect

Impact PUB-3 The Specific Plan 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. (EIR, 3.12-13 through 3.12-14.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.12-14.)

Facts in Support of Findings: As discussed in EIR Section 3.11, Population and Housing, the Civic Project is not anticipated to result in direct or indirect population growth; therefore, no school enrollment growth would occur. Accordingly, no impacts would occur. (EIR, 3.12-13.)

The Residential Project component is consistent with anticipated development and would generate approximately 21 elementary school students, 21 middle school students, and 18 to 26 high school students for a maximum of 68 students. Given that the current enrollment at several schools within the MDUSD has decreased since the 2016-2017 and 2017-2018 school years, MDUSD would be able to accommodate the additional students. Furthermore, the Residential Project sponsors would be required to pay development impact fees to the MDUSD. Pursuant to Government Code Section 65995, payment of adopted development fees is considered “full and complete mitigation” for impacts to school facilities. For these reasons and the reasons discussed in the EIR, the operational impact related to need for new or altered school facilities would be less than significant. (EIR, 3.12-13 through 3.12-14.)

Potential Effect

Cumulative Impact: Implementation of the Specific Plan would not result in significant cumulative impacts to public services. (EIR, 3.12-18.)

Findings: Less Than Significant (Civic Project and Residential Project). (EIR, 3.12-18.)

Facts in Support of Findings: As discussed in EIR Section 3.12.5, all projects would be required to comply with existing relevant regulations and pay any applicable development or impact fees. Accordingly, the implementation of the Specific Plan, in conjunction with other projects, would result in a less than significant cumulative impact related to public facilities. (EIR, 3.12-16 through 3.12-18.)

1.5.13 - Recreation

Potential Effect

Impact REC-1 The Specific Plan 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. (EIR, 3.13-9 through 3.13-10.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.13-10.)

Facts in Support of Findings: As discussed in EIR Section 3.11, Population and Housing, Impact POP-1, the Civic Project component is not anticipated to have direct or indirect growth inducing impacts which would require additional parkland. The recreational facilities within the Civic Project component would total over 2.18 acres in available proposed on-site parks/recreational facilities, which exceeds the Pleasant Hill 2003 General Plan parkland requirements of 3 acres per 1,000 residents (0.003 acres per person). Additionally, existing parks and recreational facilities, totaling approximately 27,285 acres, are located within six (6) miles of the Specific Plan area. Given the existing proximate parks and recreational facilities, and that the Civic Project would provide recreational facilities, impacts related to potential increased use and physical deterioration of existing parks and recreational facilities would be less than significant. (EIR, 3.13-9 through 3.13-10.)

As discussed in EIR Section 3.11, Population and Housing, Impact POP-1, the Residential Project component would develop 34 single-family residential units with seven accessory dwelling units, which would result in a population of approximately 103 residents, requiring 0.31 acres of parkland. In addition to the 0.33-acre pocket park which is included in the Residential Project component to address this impact, the Residential Project sponsor will pay parkland in-lieu fees per City of Pleasant Hill ordinance provisions. For these reasons and the reasons discussed in the EIR, impacts related to potential increased use and physical deterioration of existing parks and recreational facilities would be less than significant. (EIR, 3.13-10.)

Potential Effect

Cumulative Impact: Implementation of the Specific Plan would not result in any significant cumulative impacts to recreation. (EIR, 3.13-12.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.13-13.)

Facts in Support of Findings: Cumulative projects will offset potential impacts by demonstrating compliance with applicable design guidelines established in the Pleasant Hill 2003 General Plan. Furthermore, projects are subject to park impact fees. With payment of park impact fees by the cumulative projects and ongoing oversight by the RPD, there would be a less than significant cumulative impact related to potential increased use and physical deterioration of existing parks and recreational facilities. (EIR, 3.13-12 through 3.13-13.)

1.5.14 - Transportation

Potential Effect

Impact TRANS-2 Specific Plan consistency with CEQA Guidelines Section 15064.3 subdivision (b) cannot be determined given that the City has not established a threshold with regard to VMT impact significance. (EIR, 3.14-65.)

Findings: This threshold is not applicable to the Specific Plan, including both the Civic Project and Residential Project components. No impacts are identified and no mitigation is necessary. (EIR, 3.14-66.)

Facts in Support of Findings: The Specific Plan's VMT per capita would be lower than the existing regional average (7.7 percent) and City average (5 percent). Implementation of the Specific Plan would not substantially induce additional automobile travel because it would not increase physical roadway capacity in already congested areas. However, given that the City has not established a VMT impact significance threshold, and was not legally required to do so at the time the EIR was published for public review, no operational impact determination regarding VMT is identified. Additionally, while the City included this information in the EIR for informational purposes, it also notes that the requirements in CEQA Guidelines Section 15064.3 are not applicable to the City until July 1, 2020. For these reasons and the reasons set forth in the EIR, no impacts are identified and no mitigation is necessary. (EIR, 3.14-65 through 3.14-66.)

Potential Effect

Impacts TRANS-3: The Specific Plan 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). (EIR, 3.14-66.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.14-67.)

Facts in Support of Findings: Construction trucks would travel along the designated truck routes, and, therefore, would not represent a conflict with the automobile vehicle, bicycle, and pedestrian design and activity along roadways on and near the plan area. Therefore, construction impacts related to roadway design safety hazards would be less than significant. (3.14-66.) Additionally, proposed roadway improvements included in the Civic Project component, and discussed at length in EIR Section 3.14, Transportation, would increase roadway safety by ensuring efficient traffic flow, improving roadway surfaces, and clearly marking vehicle and bike lanes. (EIR, 3.14-66 through 3.14-67.) For these reasons and the reasons discussed in the EIR, impacts related to this issue would be less than significant.

Potential Effect

Cumulative Impact: Implementation of the Specific Plan would not have a significant cumulative impact on transportation. (EIR, 3.14-70.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.14-77.)

Facts in Support of Findings: As described in detail in EIR Section 3.14.5, the Specific Plan, in conjunction with cumulative projects, would have a less than significant impact on transit, bicycle, and pedestrian circulation and facilities. As shown in Table 3.14-13, none of the unsignalized study intersections is projected to meet signal warrants in the cumulative condition prior to or with the addition of traffic associated with the Specific Plan. (EIR, 3.14-74.) Trucks necessary to construct

projects listed in Table 3-1 would utilize truck routes designated by the City and would not conflict with the automobile traffic and bicycle and pedestrian activity along City streets. In addition, cumulative project driveways would be constructed in compliance with the California Fire Code and other applicable regulations related to roadway safety and emergency access. (EIR, 3.14-77.) For these reasons and the reasons discussed in the EIR, cumulative impacts related to transportation would be less than significant. (EIR, 3.14-70 through 3.14-77.)

1.5.15 - Utilities and Service Systems

Potential Effect

Impact UTIL-2 The Specific Plan would have sufficient water supplies available to serve the Specific Plan and reasonably foreseeable future development during normal, dry, and multiple dry years. (EIR, 3.15-30.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.15-31.)

Facts in Support of Findings: The 2015 UWMP indicates that the total planned water supply in 2020 is anticipated to be 228,000 acre-feet. Implementation of the Civic Project and Residential Project would result in a daily water demand of 34,369 gallons and an annual water demand of 38.5 acre-feet, representing less than one percent of the water supply totals forecasted for year 2020. Additionally, the UWMP determined that the CCWD would have adequate water supplies to serve all customers in its service area, which includes the Specific Plan area, during normal, dry, and multiple dry years. Accordingly, adequate water supplies would be available from existing and planned supplies. For these reasons and the reasons discussed in the EIR, impacts related to this issue would be less than significant. (EIR, 3.15-30 through 3.15-31.)

Potential Effect

Impact UTIL-3 The Specific Plan would not result in a determination by the wastewater treatment provider which serves, or may serve the plan area, that it has inadequate capacity to serve the Specific Plan's projected demand in addition to the provider's existing commitments. (EIR, 3.15-32; Errata, 3-48.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.15-33.)

Facts in Support of Findings: The Civic Project component is not be expected to result in a substantial increase in wastewater generation from park or library restrooms use. As a result, the proposed restrooms would not result in a need for new or expanded wastewater facilities. (EIR, 3.15-32.) Using a standard industry assumption that wastewater generation represents 95 percent of domestic water use, the Residential Project component would generate approximately 14,587 gallons of effluent on a daily basis. The wastewater would be treated at the Central San Treatment Plant, which has a treatment capacity of approximately 54 mgd and approximately 270 mgd of wet-weather flow. The Central San Treatment Plant currently treats an average daily dry-weather flow of 34 mgd and anticipates treating 41 mgd by 2035. As a result, the Residential Project component's

estimated wastewater generation would be less than one percent of the total capacity of the Central San Treatment Plant. For these reasons and the reasons discussed in the EIR, the Residential Project would not result in a need for new or expanded wastewater facilities, and impacts related to wastewater treatment capacity on this property would be less than significant. (EIR, 3.15-32.)

Potential Effect

Impact UTIL-4 The Specific Plan 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. (EIR, 3.15-33.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (3.15-34.)

Facts in Support of Findings: With implementation of the Waste Management Plan (WMP), which is required as a condition of approval for the Civic Project and Residential Project, construction 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. Therefore, construction impacts related to landfill capacity and solid waste reduction goals consistency would be less than significant. (EIR, 3.15-33.) At operation, the Civic Project and Residential Project would generate an estimated 228.52 tons of waste a year, representing less than one percent of the total capacity of ACME and Keller Canyon Landfills and would be served by a landfill that contains sufficient capacity to serve the Civic Project and Residential Project. For these reasons and the reasons discussed in the EIR, operational impacts related to landfill capacity and solid waste reduction goals consistency would be less than significant. (EIR, 3.15-33 through 3.15-34.)

Potential Effect

Impact UTIL-5 The Specific Plan would comply with federal, State, and local management and reduction statutes and regulations related to solid waste. (EIR, 3.15-34.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.15-35.)

Facts in Support of Findings: Chapter 14.40 of the Pleasant Hill Municipal Code requires the Civic Project and Residential Project components to implement a WMP, ensuring compliance with the existing Pleasant Hill Municipal Code and the California Integrated Waste Management Act and reducing potential impacts to below a level of significance. (EIR, 3.15-18.) Implementation of the WMP is a condition of approval for the Civic Project and Residential Project and as such further mitigation is not required. (EIR, 3.15-33.) Therefore, impacts related to solid waste regulations consistency are less than significant. (EIR, 3.15-34.) Additionally, operation of the Civic Project and Residential Project components would be required to comply with applicable State and local regulations related to solid waste such as the California Integrated Waste Management Act and Chapter 13.10 of the Pleasant Hill Municipal Code. (EIR, 3.15-34.) For these reasons and the reasons discussed in the EIR, with compliance with existing State and City law requiring recycling and waste diversion from landfill requirements, operational impacts related to solid waste regulations consistency would be less than significant. (EIR, 3.15-35.)

Potential Effect

Cumulative Impact: Implementation of the Specific Plan would not have a significant cumulative impact on utilities and service systems. (EIR, 3.15-35.)

Findings: Less Than Significant (Civic Project and Residential Project). No mitigation necessary. (EIR, 3.15-37.)

Facts in Support of Findings: As discussed in EIR Section 5.15.5, Cumulative Impacts, the City's utilities and service systems have sufficient capacity to serve development anticipated in the City, as well as existing, planned, and probable future land uses in the City. (EIR 3.15-35 through 3.15-37.) Additionally, all projects are required to comply with applicable provisions of the Municipal Code, General Plan, and California Green Building Plan. For these reasons and the reasons discussed in the EIR, cumulative impacts relating to this issue would be less than significant.

1.6 - Potential Environmental Effects Which Can Be Mitigated Below a Level of Significance

The City of Pleasant Hill hereby finds that feasible mitigation measures have been identified in the EIR (see Exhibit A, MMRP) that will avoid or substantially lessen the following potentially significant environmental impacts to a less than significant level. The potentially significant impacts, and the mitigation measures that will reduce them to a less than significant level, are as follows:

1.6.1 - Aesthetics

Potential Effect

Impact AES-4 With the implementation of mitigation, the Specific Plan would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. (EIR, 3.1-30.)

Findings: Less Than Significant with Mitigation (Civic Project and Residential Project). (EIR, 3.1-37.) Changes or alterations have been required in, or incorporated into, the Specific Plan which avoid or substantially lessen the significant environmental effect as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Mitigation Measures

MM AES-4 Adhere to Architectural Design Review Process

Civic Project and Residential Project: As part of the City's review process, the Civic Project and Residential Project shall each include the following features in its design review submittal:

- Structures facing a public street or neighboring property shall use minimally reflective glass, and other materials and colors used on the exterior of buildings and structures shall be selected with attention to minimizing reflective glare.

Facts in Support of Findings: Impacts related to creation of a new source of light and glare that could affect day or nighttime views in the plan area are limited to operational impacts. Construction period impacts would be temporary and construction activities are limited to daytime hours. (EIR, 3.1-30). The Specific Plan would comply with all relevant Municipal Code and General Plan requirements. No respective construction impacts would occur. (EIR, 3.1-30)

As discussed in EIR Section 3.1, Light and Glare, the Specific Plan is designed to minimize impacts. For example, the photometric plan for the proposed athletic fields was peer reviewed by an independent consultant to ensure that lighting levels would not exceed City lighting standards. (EIR, 3.1-31; see also FEIR, Responses to Written Comments, Master Response 4 and Master Response 5, pp.2-6 through 2-9.) Additionally, the proposed athletic fields would not include reflective materials that would introduce significant sources of glare. The athletic fields and bocce courts would be constructed from concrete, and no glass or solar panels would be included. (EIR, 3.1-31.) The proposed library would include building materials composed of glass, metals, and concrete that would create a new source of glare compared to existing conditions. Consistency with the Specific Plan Development Standards would ensure the library would not produce a significant source of glare. In addition, proposed landscaping and existing trees would partially screen the library from view on Oak Park Boulevard and Monticello Avenue, further reducing potential glare impacts. (EIR, 3.1-31.) The Civic Project's proposed nighttime lighting would not spill off-site or significantly change the light setting in the area. (FEIR, Responses to Written Comments, Master Response 4 and Master Response 5, pp.2-6 through 2-9.) The photometrics of the Civic Project components have been peer reviewed by an independent consultant who suggested refinements that were incorporated into the proposed selection of fixtures to ensure that the proposed library, athletic fields, and streetlights would comply with City lighting standards. Additionally, the Civic Project would comply with Section 18.55.140 and Section 18.60.050 of the Pleasant Hill Municipal Code, which requires certain screening, lighting, and landscaping features for parking areas. As such, all exterior lighting fixtures and lighted signage would be installed, controlled, screened, or directed so that light would not spill onto adjoining properties or be blinding to pedestrians or vehicular traffic. Therefore, the Civic Project's uses would be compatible with the surrounding uses and lighting impacts would be less than significant. (EIR, 3.1-32.)

However, daytime glare impacts would be potentially significant. Implementation of MM AES-4 requires adherence to a design review process and standards to minimize the Civic Project's daytime glare contribution by requiring the use of minimally reflective glass, and other materials and colors that reduce glare on the exterior of buildings and structures. (EIR, 3.1-32.) Adherence to the established standards will ensure that potential glare is reduced to below a level of significance. Therefore, glare impacts would be less than significant with mitigation. (EIR, 3.1-32.)

Residential exterior lighting would be located around and within the Residential Project component site. Lampposts would be evenly dispersed, with safety lighting, as needed throughout the site. The Residential Project would need to comply with Section 18.55.140, which provides standards for parking lot lighting, and Section 18.60.050, which provides standards for signs, of the Pleasant Hill Municipal Code. (EIR, 3.1-37.) Potential sources of glare associated with the Residential Project would consist of glazing (windows) and other reflective materials used in the façades of proposed structures. Besides windows, most of the exterior building materials of the proposed residences would not consist of glass,

metal, or other reflective materials. (EIR, 3.1-37.) The Residential Project would result in residential homes with light and glare impacts typical of single-family homes, such as exterior landscape lighting and windows. There are single-family homes located just south and, as a result, the area around this site is already affected by similar light and glare impacts. In addition, implementation of MM AES-4 would require adherence to a design review process and standards to minimize the Residential Project's daytime glare contribution. Therefore, impacts related to light and glare associated with the Residential Project would be less than significant with mitigation. (EIR, 3.1-37.)

The City of Pleasant Hill finds that Mitigation Measure AES-4 is feasible, is adopted, and will further reduce impacts associated with lighting and glare to a level of less than significant. For the reasons discussed herein and the reasons set forth in the EIR, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant impacts as identified in the EIR. Therefore, impacts associated with light and glare would be less than significant with mitigation incorporated. (EIR, 3.1-30 through 3.1-37.)

1.6.2 - Air Quality

Potential Effect

Impact AIR-1 With the implementation of mitigation, the Specific Plan would not conflict with or obstruct implementation of the applicable air quality plan. (EIR, 3.2-37.)

Findings: Less Than Significant with Mitigation (Civic Project and Residential Project). (EIR, 3.2-37-41.) Changes or alterations have been required in, or incorporated into, the Specific Plan which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Mitigation Measures

MM AIR-2 Implement BAAQMD Best Management Practices During Construction

Civic Project and Residential Project: The following Best Management Practices (BMPs), as recommended by the BAAQMD, shall be included in the design of the Civic Project and Residential Project and implemented during construction:

- All active construction areas shall be watered at least two times per day.
- All exposed non-paved surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and access roads) shall be watered at least three times per day and/or non-toxic soil stabilizers shall be applied to exposed non-paved surfaces.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered and/or shall maintain at least 2 feet of freeboard.
- 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 shall be limited to 15 miles per hour.

- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- 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 regarding idling restrictions shall be provided for construction workers at all access points.
- All construction equipment shall be 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.
- The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The City of Pleasant Hill and the construction contractor shall take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

MM AIR-3 Use Construction Equipment That Meets Tier IV Off-road Emission Standards

Civic Project and Residential Project: During construction activities, all off-road equipment with engines greater than 50 horsepower shall meet either EPA or ARB Tier IV Interim off-road emission standards. The construction contractor for the Civic Project and for the Residential Project 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 equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, and engine serial number.

If engines that comply with Tier IV Interim off-road emission standards are not commercially available, then the construction contractor for the Civic Project and for the Residential Project 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 Civic Project and Residential Project of equipment. The contractor can maintain records for equipment that is not commercially available by providing letters from at least two rental companies for each piece of off-road equipment where the Tier IV Interim engine is not available.

MM GHG-1 Implement and Document Annual GHG Emissions Reduction Measures

Civic Project: Prior to the issuance of the certificate of occupancy, the contractor for the Civic Project shall provide documentation to the City of Pleasant Hill that the Civic Project would achieve additional annual GHG emission reductions of 56 MT CO₂e per year in 2021 and decreasing to 25 MT CO₂e per year in 2030, based on

current estimates of GHG emissions, through any combination of the following measures or other measures approved by the City:

- Commit to purchasing electricity from a utility offering 100 percent renewable power for some or all of the power needs for the Civic Project.
- Install on-site solar panels to generate electricity for a portion of electricity consumption for the Civic Project.
- Install on-site charging units for electric vehicles consistent with parking requirements in California Green Building Standards Code (CALGreen) Section 5.106.5.2
- Provide a plan documenting how a ridesharing program for library employees would be implemented starting no later than 60 days after operations of the Civic Project begins.
- Purchase voluntary carbon credits from a verified GHG emissions credit broker in an amount sufficient to offset operational GHG emissions of approximately 56 MT CO₂e per year over the lifetime of the Civic Project (or a reduced amount estimated based on implementation of other measures listed above). Copies of the contract(s) shall be provided to the City Planning Department.

Residential Project: Prior to the issuance of the certificate of occupancy, the contractor for the Residential Project shall provide documentation to the City of Pleasant Hill that the Residential Project would achieve additional annual GHG emission reductions of 30 MT CO₂e per year in 2021 and decreasing to 14 MT CO₂e per year in 2030, based on current estimates of the project-related GHG emissions, through any combination of the following measures or other measures approved by the City:

- Commit to purchasing electricity from a utility offering 100 percent renewable power for some or all of the power needs associated with the Residential Project.
- Install on-site solar panels to generate electricity for a portion of electricity consumption for the Residential Project.
- Install on-site charging units for electric vehicles consistent with parking requirements in California Green Building Standards Code (CALGreen) Section 5.106.5.2
- Purchase voluntary carbon credits from a verified GHG emissions credit broker in an amount sufficient to offset operational GHG emissions of approximately 30 MT CO₂e per year over the lifetime of the Residential Project (or a reduced amount estimated based on implementation of other measures listed above). Copies of the contract(s) shall be provided to the City planning department.

Facts in Support of Findings: As discussed in EIR Section 3.2, Air Quality, the Specific Plan would be consistent with the 2017 Clean Air Plan (CAP), which is the current Air Quality Plan (AQP), after incorporation of MM AIR-2, MM AIR-3, and MM GHG-1. (EIR, 3.2-37 through 3.2-41. The Specific Plan would be consistent with the CAP because (1) the Project supports the primary goals of the AQP (Criterion 1); (2) the Specific Plan includes applicable control measures from the AQP (Criterion 2);

and (3) the Specific Plan would not disrupt or hinder implementation of any AQP control measures. (EIR, 3.4-38.)

With respect to Criterion 1, as discussed under Impact AIR-2, the implementation of the Specific Plan would not result in project-or cumulative-level net increase of any criteria air pollutant with implementation of Mitigation Measure (MM) AIR-2. As discussed under Impact AIR-3, the Specific Plan would not expose sensitive receptors to substantial pollutant concentrations with implementation of MM AIR-2 and MM AIR-3. Therefore, the Specific Plan would support the goals of attaining air quality standards and reducing population exposure to unhealthy air. A detailed analysis of impacts as they relate to GHG emissions and climate are included in Section 3.6, GHG Emissions and Energy. As discussed in Section 3.6, plan- and cumulative-level GHG emissions impacts would be less than significant with implementation of MM GHG-1. (EIR, 3.2-38.)

With respect to Criterion 2, EIR Table 3.2-14 lists the Clean Air Plan policies relevant to the Specific Plan and demonstrates that Specific Plan would be consistent with the applicable measures. (EIR, 3.2-39 through 3.2-41.)

With respect to Criterion 3, future residents, visitors, and employees would have easy access to existing public transit, as well as pedestrian and bicycle facilities. Because the Specific Plan includes a mix of uses that would provide pedestrian connectivity and access to transit, implementation of the Specific Plan would support the overall goals of the 2017 Clean Air Plan. (EIR, 3.2-41.) Furthermore, the Specific Plan would comply with applicable BAAQMD rules and regulations listed in Section 3.2.3 of the EIR, Regulatory Framework, during construction and operations. Considering this information, the Specific Plan would not create an impediment or disruption to implementation of any Air Quality Plan (AQP) control measures. (EIR, 3.2-41.) The Specific Plan is, therefore, consistent with Criterion 3. For these reasons and the reasons discussed in the EIR, the Specific Plan would not conflict with or obstruct implementation of the applicable air quality plan. The impact related to air quality management plan consistency would be less than significant with mitigation. (EIR, 3.2-41.)

The City of Pleasant Hill finds that Mitigation Measures AIR-2, AIR-3, and GHG-1 are feasible, are adopted, and will further reduce impact AIR-1 to a level of less than significant. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant effects as identified in the EIR. For these reasons and the reasons discussed in the EIR, impacts associated with air quality would be less than significant with mitigation incorporated. (EIR, 3.2-37 through 3.2-41.)

Potential Effect

Impact AIR-2 With the implementation of mitigation, the Specific Plan would not 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 for plan and cumulative-level construction impacts. (EIR, 3.2-41 through 3.2-47.)

Findings: Less Than Significant with Mitigation (Civic Project and Residential Project). (EIR, 3.2-47.) Changes or alterations have been required in, or incorporated into, the Specific Plan which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Mitigation Measure: Implement MM AIR-2, above.

Facts in Support of Findings: The BAAQMD developed thresholds of significance for criteria air pollutants, and, as shown in Tables 3.2-15 and 3.2-16 of the EIR, construction emissions would not exceed the BAAQMD's recommended thresholds of significance with regard to the criteria pollutants for which the region is in non-attainment—e.g., ROG, NO_x, exhaust PM₁₀, and exhaust PM_{2.5}. (EIR, 3.2-44 through 3.2-46.) Therefore, cumulative construction impacts associated with violating an air quality standard or contributing substantially to an existing or projected air quality violation in terms of criteria air pollutant emissions specific to ROG, NO_x, PM₁₀, and PM_{2.5} would be less than significant. (EIR, 3.2-45.)

The Civic Project and Residential Project would implement MM AIR-2, which requires the application of the fugitive dust control measures identified in the BAAQMD's Air Quality Guidelines to be implemented during construction of the Civic Project and Residential Project in order to reduce localized dust impacts. (EIR, 3.2-43.) These include measures such as watering the site at least two times a day to prevent dust from forming. Additionally, all haul trucks transporting loose material off-site, must be covered to prevent material from leaving the confines of the truck and impacting air quality. These measures, and others identified in MM AIR-2, combine to control dust. Therefore, with implementation of MM AIR-2, cumulative construction impacts associated with violating an air quality standard or contributing substantially to an existing or projected air quality violation in terms of criteria air pollutant emissions specific to fugitive dust would be less than significant with mitigation. (EIR, 3.2-43.)

The City of Pleasant Hill finds that Mitigation Measure AIR-2 is feasible, is adopted, and will further reduce plan and cumulative level construction impacts identified in Impact AIR-2 to a level of less than significant. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant effects as identified in the EIR. For these reasons and the reasons discussed in the EIR, impacts associated with air quality would be less than significant with mitigation incorporated. (EIR, 3.2-41 through 3.2-47.)

Potential Effect

Impact AIR-3 With the implementation of mitigation, the Specific Plan would not expose sensitive receptors to substantial pollutant concentrations. (EIR, 3.2-47.)

Findings: Less Than Significant with Mitigation (Civic Project and Residential Project). (EIR, 3.2-57.) Changes or alterations have been required in, or incorporated into, the Specific Plan which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Mitigation Measure: Implement MM AIR-2 and MM AIR-3, above.

Facts in Support of Findings: The Specific Plan would not expose sensitive receptors to substantial pollutant concentrations with implementation of MM AIR-2 and MM AIR-3. As discussed in EIR Section 3.2, Naturally Occurring Asbestos, there are no areas likely containing naturally occurring asbestos in the immediate vicinity of the plan area. Therefore, it can be reasonably concluded that the implementation of the Specific Plan would not expose sensitive receptors to naturally occurring asbestos during construction and impacts would be less than significant. (EIR, 3.2-49.) Additionally, implementation of the emissions control measures recommended by the BAAQMD and required by MM AIR-2, will reduce impacts associated with fugitive dust emissions during construction to less than significant. (EIR, 3.2-49.)

Without mitigation, construction of the Civic Project and Residential Project components would exceed two of the three applicable BAAQMD thresholds. (EIR, 3.2-54., see also Table 3.2-20 of the EIR.) However, MM AIR-3 requires the Civic Project and Residential Project sponsors to provide documentation to the City of Pleasant Hill that all off-road diesel-powered construction equipment greater than 50 horsepower meets EPA or ARB Tier IV Interim off-road emissions standards. Tier IV standards require that NO_x and PM emission rates (grams per brake horsepower-hour), be reduced by approximately 90 percent compared to Tier III emission standards. (EIR, 3.2-54, Table 3.2-21.) The health risks and non-cancer hazard index for construction with implementation of Tier IV Interim mitigation, as required by MM AIR-3, are therefore less than significant. (EIR, 3.2-54.) As discussed in EIR Section 3.2, Operation, the implementation of the Specific Plan would result in a less than significant impact related to air quality for local CO because it would meet at least one of the three screening criteria prior to the incorporation of mitigation. (EIR, 3.2-55–56.)

The City of Pleasant Hill finds that Mitigation Measures AIR-2 and AIR-3 are feasible, are adopted, and will further reduce impact AIR-3 to a level of less than significant. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant impacts as identified in the EIR. For these reasons and the reasons discussed in the EIR, impacts would be less than significant with mitigation incorporated. (EIR, 3.2-47 through 3.2-57.)

Potential Effect

Cumulative Impact: Cumulative air quality impacts are potentially significant (Civic Project and Residential Project), but can be reduced to below a level of significance with mitigation. (EIR, 3.2-58–62.)

Findings: Less Than Significant with Mitigation (Civic Project and Residential Project). (EIR, 3.2-58–62.) Changes or alterations have been required in, or incorporated into, the Specific Plan which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Mitigation Measure: Implement Mitigation Measures AIR-2, AIR-3, and GHG 1, above.

Facts in Support of Findings: As noted in Table 3.2-22 of the EIR, the cumulative health impacts at the maximum impacted sensitive receptor (MIR) from existing toxic air contaminants (TAC) emission sources located within 1,000 feet, combined with the Civic Project and Residential Project unmitigated construction-related emissions, would not exceed the BAAQMD's recommended cumulative health significance thresholds. Therefore, the cumulative impact during construction would be less than significant. (EIR, 3.2-60.) As discussed in Impact AIR-1 and AIR-2, the cumulative construction and operational criteria air pollutant emissions impacts would be less than significant with mitigation measures AIR-2, AIR-3, and GHG-1 implemented. As noted in Table 3.2-23 of the EIR, the cumulative health impacts from existing TAC emission sources located within 1,000 feet of the plan area would not exceed the BAAQMD's cumulative health significance thresholds. Therefore, the cumulative operational TACs impacts would be less than significant. Overall, the cumulative construction and operational TACs impacts would be less than significant. (EIR, 3.2-61.)

The City of Pleasant Hill finds that Mitigation Measures AIR-2, AIR-3, and GHG 1 are feasible, are adopted, and will further reduce cumulative impacts to below a level of significance. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant cumulative impacts as identified in the EIR. For these reasons and the reasons discussed in the EIR, cumulative impacts associated with air quality would be less than significant with mitigation incorporated. (EIR, 3.2-58 through 3.2-62.)

1.6.3 - Biological Resources

Potential Effect

Impact BIO-1 With the implementation of mitigation, the Specific Plan would not have a substantial adverse effect, either directly or indirectly through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. (EIR, 3.3-25.)

Findings: Less Than Significant with Mitigation (Civic Project and Residential Project). (EIR, 3.3-30.) Changes or alterations have been required in, or incorporated into, the Specific Plan which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Mitigation Measures

MM BIO-1a Avoid Active Migratory Bird Nests During Construction

Civic Project and Residential Project: The following measures shall be implemented for construction work during the nesting season (February 15 through August 31):

- Implementation of the following avoidance and minimization measures would avoid or minimize potential effects to migratory birds and habitat in and adjacent to the Civic Project and Residential Project sites. These measures shall be

implemented for construction work in the plan area that occurs during the nesting season (February 15 through August 31):

- 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 and other migratory birds within the construction area, including a 300-foot survey buffer, no more than 3 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 shall include consultation with a qualified Biologist to determine appropriate exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet around an active raptor nest and 50-foot radius around an active migratory bird nest) or alteration of the construction schedule.
- A qualified biologist shall delineate the buffer using nest buffer signs, environmentally sensitive area 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

MM-BIO-1b Avoid Active Migratory and Nesting Bats Roosts During Construction

Civic Project and Residential Project: The following measures shall be implemented prior to construction work related to building, other structure, or tree removal or modification in the plan area:

- If suitable roosting habitat for special-status bats will be affected by Civic and Residential Project construction (e.g., removal of buildings or trees, modification of bridges), a qualified wildlife biologist will 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 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 will include trees within 0.25 mile of construction activities, where practicable. 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 will be excluded from the roosting site before the facility is removed. A mitigation program addressing compensation, exclusion methods, and roost removal

procedures will 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).

- If roosts cannot be avoided or it is determined that construction activities may cause roost abandonment, such activities may not commence until permanent, elevated bat houses have been installed outside of, but near the construction area. Placement and height will be determined by a qualified wildlife biologist, but the height of the bat house will be at least 15 feet. Bat houses will be multichambered 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.

MM-BIO-1c Avoid Active Turtle Dens During Construction

Civic Project: The project sponsors for the Civic Project shall implement the following measures for construction work on the Civic Project site during the overwintering season (October 1 through February 28/29):

- The project sponsors for the Civic Project shall avoid construction on the Civic Project site when western pond turtle adults and hatchlings are overwintering (October 1 to February 28/29), because of the likelihood that turtle adults and juveniles could be present in upland habitats (i.e., the ruderal field adjacent to the Creek Corridor). If construction activities must occur during this time frame, a survey for overwintering locations shall be conducted no more than 14 days prior to construction. If this species is found overwintering within the Civic Project site, den locations shall be avoided until the area is unoccupied, as determined by a qualified biologist.
- No more than 30 days prior to the first ground-disturbing activities, the project sponsors for the Civic Project shall retain a qualified wildlife biologist to conduct a focused survey for western pond turtle to determine presence or absence of this species within a 100-foot radius of the disturbance area. If construction occurs between April 1 and September 30, this survey shall include turtle nests. If a nest is found within a 100-foot radius of the Civic Project site, construction shall not take place within 100 feet of the nest until the turtles have hatched or the eggs have been moved to an appropriate location under consultation with a qualified biologist.
- Before any activities begin on the Civic Project, an approved biologist will conduct a Worker Environmental Awareness Program (WEAP) for all construction personnel. At a minimum, the training will include a description of the western pond turtle and its habitat, the specific measures that are being implemented to conserve western pond turtle on the Civic Project site. Brochures, books, and

briefings may be used in the WEAP, provided that a qualified person is on hand to answer any questions.

- Revegetation will occur with an assemblage of native riparian/wetland and riparian upland vegetation suitable for Grayson Creek and its associated riparian corridor. Locally collected plant materials will be used to the extent practicable. Invasive, exotic plants will be controlled to the maximum extent practicable during construction. This measure will be implemented by the City in all areas disturbed by activities associated with Grayson Creek and its associated riparian corridor, unless the CDFW and project sponsors for the Civic Project determine that it is not feasible or practical.
- The number of access routes, size of staging areas, and the total area of the activity will be limited to the minimum necessary. Environmentally Sensitive Areas will be established to confine access routes and construction areas to the minimum area necessary to complete construction, and minimize the impact to western pond turtle habitat; this goal includes locating access routes and construction areas outside of riparian areas to the maximum extent practicable.

MM BIO-2a Obtain CWA Sections 401 and 404 Permits Prior to Construction

Civic Project: Prior to the fill of any potentially jurisdictional waters as part of the Civic Project, the project sponsors for the Civic Project shall consult with the USACE to determine the extent, if at all, that waters of the United States may be impacted by the Grayson Creek Outfalls Project. This consultation may include a jurisdictional delineation.

If potential jurisdictional waters cannot be avoided, the following steps shall be adhered to with regard to permits:

- The project sponsors for the Civic Project shall obtain a Section 404 Clean Water Act (CWA) permit for impacts to waters of the United States. The City shall also obtain a Section 401 water quality certification from the RWQCB. This permit and certification shall be obtained prior to issuance of grading permits for the implementation of the proposed Grayson Creek Outfalls Project.
- The project sponsors for the Civic Project shall design the Civic Project to result in no net loss of functions and values of waters of the United States by incorporating impact avoidance, impact minimization, and/or compensatory mitigation for the impact, as determined in the Section 404 permit and 401 water quality certification.
- Compensatory mitigation may consist of (1) obtaining credits from a mitigation bank; (2) making a payment to an in-lieu fee program that will conduct wetland, stream, or other aquatic resource restoration, creation, enhancement, or preservation activities; and/or (3) providing compensatory mitigation through an aquatic resource restoration, establishment, enhancement, and/or preservation activity. This final type of compensatory mitigation may be provided at or adjacent to the impact site (i.e., on-site mitigation) or at another location, usually within the same watershed as the permitted impact (i.e., off-site mitigation). The

project/permit applicant retains responsibility for the implementation and success of the mitigation project.

MM BIO-2b File Notification of Streambed Alteration Agreement Prior to Construction

Civic Project: In order to protect the long-term habitat of Grayson Creek, the project sponsors for the Civic Project shall ensure that the Creek is not obstructed and human intrusion into the riparian area is minimized. In compliance with Section 1600 of the California Fish and Game Code, the project sponsors for the Civic Project shall file a notification of a Streambed Alteration Agreement prior to conducting any construction activities within the creek corridor, defined by the CDFW as the top of bank plus the outer edge of the dripline of riparian vegetation. Measures shall include but not be limited to the implementation of erosion and bank stabilization measures, riparian habitat enhancement, and/or restoration and revegetation of the stream corridor habitat at no less than a 1:1 ratio. The details of this mitigation effort shall be outlined in a riparian habitat mitigation plan that shall be implemented as part of the construction of the outfalls.

MM NOI-1 Implement Noise-reduction Measures During Construction

Civic Project and Residential Project: To reduce potential construction noise impacts, the following noise-reduction measure shall be implemented during construction of the Civic Project and Residential Project:

- 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 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 the nearest residential land uses.
- The construction contractor shall designate a noise disturbance coordinator who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (starting too early, bad muffler, etc.) and establishment reasonable measures necessary to correct the problem. The construction contractor shall visibly post a telephone number for the disturbance coordinator at the construction site.
- The construction contractor shall ensure that construction activities are limited to the hours between 7:30 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m.

and 6:00 p.m. on Saturday. Construction activities shall not occur at any time on City-recognized holidays and Sundays.

Facts in Support of Findings: Absent mitigation, proposed construction within the Civic Project site has the potential to adversely impact special status wildlife species. Most notably, the Civic Project would remove potential nesting habitat throughout the Civic Project site, through vegetation removal associated with the construction of a new library, park, athletic fields, and road improvements. Construction of the Civic Project could also temporarily impact the Grayson Creek area through the installation/replacement of three stormwater pipe outfalls to the Creek. (EIR, 3.3-25.) Absent mitigation, the Civic Project component could also result in a temporary reduction in nesting habitat through the removal of trees. However, implementation of Mitigation Measure (MM) BIO-1a, MM BIO-1b, and MM BIO-1c would require biological clearance surveys prior to commencement of construction activities and, if species protected pursuant to the Migratory Bird Treaty Act are present, require necessary buffer zones. As described in detail in the EIR, MM BIO-1a will avoid active migratory bird nests during construction by using qualified biologists to identify and protect species. Mitigation Measure BIO-1b will reduce impacts to migratory and nesting bats by actively identifying roosts and then taking measures to avoid them. In a situation where a roost cannot be avoided, it will be removed using recognized exclusion measures designed to protect species. If roosts cannot be removed or avoided, qualified biologists will construct bat houses to accommodate the bats. These measures will ensure that impacts are less than significant. Finally, Mitigation Measure Bio-1c ensures that development will avoid active turtle dens during construction. Buffer zones would be established by a qualified biologist, and would be identified in consultation with the CDFW, where required. The Civic Project also would establish 252 trees throughout the Civic Project site to compensate for removals associated with construction (159 trees as part of the new library, 23 trees as part of the new park, and a minimum of 70 trees along Oak Park Boulevard and Monticello Avenue).

In addition, MM BIO-2b would require that the City file a notification of Lake and Streambed Alteration Agreement with CDFW and implement measures to avoid and minimize impacts to riparian habitat. Design measures and best management practices will be implemented that restrict the use and location of the types of construction equipment to be utilized after clearance surveys have been completed. The Civic Project would also be required to adhere to the City's noise ordinance policy and MM NOI-1 (described in more detail in Section 3.10, Noise, under Impact NOI1) to reduce noise impacts during construction activities. The City would obtain the applicable State and federal permits required to address potential impacts to wildlife habitat within the Grayson Creek Corridor. The permits would require the City to avoid, minimize and compensate for potential impacts to wildlife and or riparian habitat during construction of the Civic Project through appropriate mitigation measures (described in more detail under MM BIO-2a and MM BIO-2b). Therefore, impacts to special-status wildlife expected to result from construction of the Civic Project would be less than significant with the implementation of mitigation measures prescribed above.

Both the Townsend's big-eared bat and the pallid bat have the potential to occur on the Residential Project site due to the roosting habitat found within the vacant buildings, in mature trees surrounding the buildings, as well as marginal foraging habitat present around light posts. Additionally, birds protected under the MBTA have the potential to occur based on both suitable

nesting and foraging habitat found within mature vegetation on the Residential Project site. (EIR, 3.3-27.) Construction within the Residential Project site would remove trees, rendering the site temporarily unsuitable for the special-status species listed above because of noise, vibrations, and increased activity levels associated with the construction activities. (EIR, 3.3-27.) Absent mitigation, this would represent a potentially significant impact. However, MM BIO-1a and MM BIO-1b would require biological clearance surveys prior to commencement of construction activities and, if bird nests or bats are present, require necessary buffer zones of at least 50 feet (for common migratory species) and up to 300 feet (for large raptors) to be established by a qualified Biologist, in consultation with the CDFW. The Residential Project also would establish 216 trees throughout the Residential Project site to compensate for removals associated with construction. The Residential Project would also be required to adhere to the City's noise ordinance policy and MM NOI-1 (described in more detail in Section 3.10, Noise, under Impact NOI-1) to reduce noise during construction activities. Therefore, impacts to special-status wildlife due to the construction of the Residential Project would be less than significant with the mitigation measures prescribed above. (EIR, 3.3-27.)

The City of Pleasant Hill finds that Mitigation Measures BIO-1a, BIO-1b, BIO-1c, BIO-2a, BIO-2b, and NOI-1 are feasible, are adopted, and will further reduce impacts to biological resources for the Civic Project component to a level of less than significant. Further, the City of Pleasant Hill finds that Mitigation Measures BIO-1a, BIO-1b, and NOI-1 are feasible, are adopted, and will further reduce impacts to biological resources for the Residential Project component to a level of less than significant. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant impacts as identified in the EIR. For these reasons and the reasons discussed in the EIR, impacts associated with biological resources would be less than significant with mitigation incorporated. (EIR, 3.3-25 through 3.3-30; FEIR, Responses to Written Comments, Master Response 4 and Master Response 5, pp. 2-6 through 2-9, see also Response to Bade.1-10, p. 2-111; Responses to FPHC 52 and FPHC-56, pp. 2-82 through 2-84.)

Potential Effect

Impact BIO-2 With the implementation of mitigation, the Development of the Civic Project would not have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. (EIR, 3.3-31.)

Findings: Less Than Significant with Mitigation (Civic Project). (EIR, 3.3-34.) Changes or alterations have been required in, or incorporated into, the Civic Project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) The City finds that there are no impacts related to the Residential Project component.

Mitigation Measures: Implement Mitigation Measures BIO-1a, BIO-1b, BIO-1c, BIO-2a, BIO-2b, and NOI-1, above.

Facts in Support of Findings: As discussed in EIR Section, 3.3, Civic Project Habitat Modification, absent mitigation, the Civic Project may result in temporary impacts that include the localized loss of vegetation and general disturbance to soils during construction to build the stormwater facilities safely. (EIR, 3.3-31.) A potential future pre-cast pedestrian bridge across Grayson Creek may be installed, connecting the EBMUD trail to the proposed pedestrian trail on the Civic Project site. Lit bollards would be provided along the southern portion of the pedestrian trail (from Oak Park Boulevard to just south of the library parking lot) and would be shut off at 10 pm. (Errata, 3-43.) Absent mitigation, construction of the Civic Project would result in potentially significant direct (through habitat modification and fill) and indirect impacts (temporary construction disturbance) to riparian habitat and the on-site aquatic resources below the ordinary high water mark. (EIR, 3.3-31.)

Implementing the avoidance, minimization and mitigation measures set forth in the 404/401/1602 permits and agreements as outlined in mitigation measure BIO-2a and BIO-2b would address potential direct and indirect impacts to the Grayson Creek and its riparian corridor. (EIR, 3.3-31.) Integration of brush layering, pole planting, and live siltation techniques will be used during riprap placement to ensure contact with native ground. Willow cuttings will be planted deeply into the water table. A graded granular filter or filter fabric will be used to improve root penetration; and cobbles, gravel, and soil will be placed around cuttings. Cuttings planted within the riprap will increase the strength and structure of the soils via root systems and aboveground biomass while also adding strength, durability, and reliability to the riprap by binding stone and soil layers together. Vegetation will help to provide a natural streambank and buffer along the creek, which is currently absent. The combination of riprap and vegetation will provide an overall improvement to habitat function and erosion control. Additionally, disturbance areas will be seeded with a native seed mix after construction is finalized that will further improve the site by replacing the current nonnative grasses and shrubs. (EIR, 3.3-32.) As detailed in the EIR, the Civic Project would be developed in a manner consistent with the City's creek setback requirements and construction noise requirements, which limit the hours of construction and required setback for structures from top of bank based on the depth of the creek. Therefore, Civic Project construction habitat modification impacts on riparian habitat would be less than significant with mitigation. (EIR, 3.3-32.) Potential construction noise impacts within the Grayson Creek Corridor would be mitigated through the implementation of measures required by the CDFW 1602 Streambed Alteration Agreement (MM BIO-2b), mitigation requiring pre-construction clearance surveys, and avoidance, monitoring, and protection measures for potential nesting birds, roosting bats, and western pond turtle prior to and during construction activities (MM BIO-1a through MM BIO-1c), and MM NOI-1 requiring noise reduction during construction activities. (EIR, 3.3-33.)

The City of Pleasant Hill finds that Mitigation Measures BIO-1a, BIO-1b, BIO-1c, BIO-2a, BIO-2b, and NOI-1 are feasible, are adopted, and will further reduce Impact BIO-2 for the Civic Project component to a level of less than significant. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant impacts as identified in the EIR. For these reasons and the reasons discussed in the EIR, impacts associated with biological resources would be less than significant with mitigation incorporated. (EIR, 3.3-31 through 3.3-34.)

Potential Effect

Impact BIO-4 With the implementation of mitigation, the Specific Plan 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. (EIR, 3.3-36.)

Findings: Less Than Significant with Mitigation (Civic Project). (EIR, 3.3-37.) Changes or alterations have been required in, or incorporated into, the Civic Project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).) The City finds that impacts related to the Residential Project component are less than significant.

Mitigation Measure: Implement Mitigation Measures BIO-1a through BIO-1c, above.

Facts in Support of Findings: As discussed above in Section 1.5.3, the City finds that impacts associated with the Residential Project component are less than significant and no mitigation is necessary. The eastern portion of the Civic Project site contains Grayson Creek which has the potential to act as a nursery site or support wildlife movement through the Civic Project site; however, this potential impact is mitigated by the fact that the Civic Project development would be required to adhere to the City's creek setback requirements. (EIR, 3.3-36.) Special-status wildlife species and bird species protected under the Fish and Game Code and MBTA have the potential to occur within the Civic Project site and movement of these species may be supported within the Grayson Creek Corridor. Accordingly, absent mitigation, construction of the Civic Project has the potential to interfere with the movement of wildlife through upgrading three outfalls and the construction of a potential future bridge crossing over Grayson Creek. (EIR, 3.3-36.) Given the perennial water and associated riparian habitat in Grayson Creek, species may use this creek for migration and defense from predation. These species include the western pond turtle, pallid bat, and Townsend's big-eared bat. (EIR, 3.3-36.) Compliance with MM BIO-1a through MM BIO-1c in addition to adherence to federal and State regulations related to the protection of migratory fish and wildlife species, including the creek setback Policy 18.50.150 in the City's Municipal Code, would reduce impacts to these species to a level of less than significant. MM BIO-1a through MM BIO-1c provide clear guidance for identifying and avoiding impacts to these species. Adherence to the City's creek setback requirement would allow the creek to continue to operate as a natural corridor by providing a buffer area through a development setback. Adherence to the setback requirement, avoidance and protection measures for species potentially utilizing the creek corridor, and compliance with federal, state, regulations related to the protection of migratory fish and wildlife species would result in a less than significant impact. Therefore, Civic Project construction impacts related to wildlife movement and corridors would be less than significant with mitigation. (EIR, 3.3-36.)

The City of Pleasant Hill finds that Mitigation Measures BIO-1a through BIO-1c are feasible, are adopted, and will further reduce impact BIO-4 to a level of less than significant with respect to the Civic Project component. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially

significant impacts as identified in the EIR. For these reasons and the reasons discussed in the EIR, impacts associated with biological resources would be less than significant with mitigation incorporated. (EIR, 3.3-36 through 3.3-37.)

Potential Effect

Impact BIO-5 With the implementation of mitigation, the Specific Plan would not conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. (EIR, 3.3-38.)

Findings: Less Than Significant with Mitigation (Civic Project and Residential Project). (EIR, 3.3-40.) Changes or alterations have been required in, or incorporated into, the Specific Plan which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Mitigation Measure: Implement Mitigation Measures BIO-5a through BIO-5d.

MM BIO-5a Obtain Tree Removal Permits Prior to Construction

Civic Project and Residential Project: Any plan affecting trees should be reviewed by the Certified Arborist with regard to tree impacts. These include, but are not limited to, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans and demolition plans.

MM BIO-5b Implement Tree Protection Treatments Prior to Construction

Civic Project and Residential Project:

- The Demolition Contractor shall meet with the Certified Arborist before beginning work to discuss work procedures and tree protection. Of specific concern is removal of existing chain-link fence in along the northeast and east property lines.
- Cap and abandon all existing underground utilities within the Tree Protection Zone in place. Removal of utility boxes by hand is acceptable but no trenching should be performed within the Tree Protection Zone in an effort to remove utilities, irrigation lines, etc.
- Fence trees to completely enclose the Tree Protection Zone prior to demolition, grubbing, or grading. Fences shall be 6-foot chain link or equivalent as approved by the City of Pleasant Hill. Fences are to remain until all construction is completed.
- Trees to be preserved may require pruning to provide construction clearance. Pruning of off-site trees should be performed with the property owner's permission. All pruning shall be completed by a Certified Arborist or Tree Worker. Pruning shall adhere to the latest edition of the ANSI Z133 and A300 standards as well as the Best Management Practices—Tree Pruning published by the International Society of Arboriculture.
- Structures and underground features to be removed within the Tree Protection Zone shall use the smallest equipment, and operate from outside the Tree

Protection Zone. The consultant shall be on-site during all operations within the Tree Protection Zone to monitor demolition activity.

MM BIO-5c Implement Tree Protection Guidelines During Construction

Civic Project and Residential Project:

- Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Certified Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.
- Fences have been erected to protect trees to be preserved. Fences define a specific Tree Protection Zone for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Certified Arborist.
- Any excavation within the dripline or other work that is expected to encounter tree roots should be approved and monitored by the Certified Arborist. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw. The Certified Arborist will identify where root pruning is required.
- If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Certified Arborist so that appropriate treatments can be applied.
- Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside the Tree Protection Zone by cutting all roots cleanly to the depth of the excavation. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw or other approved root pruning equipment. The Certified Arborist will identify where root pruning is required.
- All underground utilities, drain lines, or irrigation lines shall be routed outside the Tree Protection Zone. If lines must traverse through the protection area, they shall be tunneled or bored under the tree as directed by the Consulting Arborist.
- No materials, equipment, spoil, waste, or washout water may be deposited, stored, or parked within the Tree Protection Zone (fenced area).
- Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

MM BIO-5d Monitor Tree Health Post Construction

Civic Project and Residential Project: The health and structural stability of tree should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. As trees age, the likelihood of branches or entire trees failing will increase. Therefore, annual inspection of trees for structural stability, and signs of insects or disease is recommended to determine any potential future maintenance needs.

Facts in Support of Findings: Absent mitigation, removal of protected trees under the Civic Project and Residential Project would represent a potentially significant impact. (EIR, 3.3-38.) As the construction of the Civic and Residential Projects requires the removal of a tree(s) subject to Pleasant Hill Municipal Code Section 18.50.110, tree permits would be required prior to the removal of such protected trees (per MM BIO-5a). In addition, remaining trees that are proposed for preservation within the plan area would be protected through the implementation of the pre-, during, and post-construction tree protection guidelines identified and outlined in the project-site specific arborist report that is required per Mitigation Measures BIO-5b through MM BIO-5d. (EIR, 3.3-38.) As identified in these mitigation measures, the Certified Arborist will ensure the preservation of identified trees. Pruning, fertilization, pest management and irrigation for the identified trees is addressed in mitigation measure BIO-5d to ensure that the trees remain healthy in the post construction period.

As a part of approval for on-site development, the Residential Project developer and Civic Project developer would be required to demonstrate and implement consistency with the City's tree ordinance, including tree removal permits and protection of preserved trees. (EIR, 3.3-38.) Therefore, impacts related to consistency with local policies or ordinances that protect biological resources would be less than significant with mitigation.

Operation Civic Project and Residential Project Impacts related to the consistency of the Civic Project and Residential Project with local biological resources policies and ordinances are limited to construction impacts. Because the project sponsors for the Civic Project and the Residential Project would be required to monitor, protect, and maintain preserved trees, no respective operational impacts under the Civic Project or Residential Project would occur. (EIR, 3.3-38.)

The City of Pleasant Hill finds that Mitigation Measures BIO-5a through BIO-5d are feasible, are adopted, and will further reduce impact BIO-5. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant impacts as identified in the EIR. For these reasons and the reasons discussed in the EIR, impacts associated with biological resources would be less than significant with mitigation incorporated. (EIR, 3.3-38 through 3.3-40.)

1.6.4 - Cultural Resources and Tribal Cultural Resources

Potential Effect

Impact CUL-2 With the implementation of mitigation, the Specific Plan would not cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5. (EIR, 3.4-26.)

Findings: Less Than Significant with Mitigation (Civic Project and Residential Project). (EIR, 3.4-28.) Changes or alterations have been required in, or incorporated into, the Specific Plan which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Mitigation Measure

MM CUL-2 Conduct Construction Archeological Resources Monitoring

Civic Project: An Archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology should inspect the Civic Project site once grubbing and clearing is complete, and prior to any grading or trenching into previously undisturbed soils. Due to an increased probability of encountering undiscovered resources, the archaeologist shall monitor all grading and ground disturbing activities taking place within 100 feet of Grayson Creek. If the archaeologist believes that a reduction in monitoring activities is prudent, then a letter report detailing the rationale for making such a reduction and summarizing the monitoring results shall be provided to the City of Pleasant Hill for concurrence. 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 shall avoid altering the materials until an archaeologist has evaluated the situation. The City and Recreation and Park District 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 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 Civic Project shall be recorded on appropriate California Department of Parks and Recreation (DPR) 523 forms and will be submitted to the City of Pleasant Hill, the Northwest Information Center, and the State Historic Preservation Office (SHPO), as required.

Residential Project: An archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology should inspect the Residential Project site once grubbing and clearing is complete, and prior to any grading or trenching into previously undisturbed soils. If the archaeologist believes that a reduction in monitoring activities is prudent, then a letter report detailing the rationale for making such a reduction and summarizing the monitoring results shall be provided to the City of Pleasant Hill for concurrence. 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 shall avoid altering the materials until an archaeologist has evaluated the situation. The County 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 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 Residential Project site shall be recorded on appropriate DPR 523 forms and will be submitted to the City of Pleasant Hill, the Northwest Information Center, and the SHPO, as required.

Facts in Support of Findings: Potential impacts are limited to the construction phase and there are no impacts anticipated during operation. Records search results from the Northwest Information Center (NWIC) indicate the presence of archaeological resources within 0.5 mile of the Civic Project site. Pedestrian surveys did not reveal the existence of any archaeological resources within the Civic Project site; however, large sections, particularly those in proximity to Grayson Creek, were obscured by ground cover thus limiting the efficacy of the survey. (EIR, 3.4-26.) As such, there is a moderate probability of encountering undiscovered archaeological resources in proximity to Grayson Creek. Implementation of MM CUL-2, which requires inspection of the plan area following grubbing and clearing, and also requires monitoring of ground disturbance in close proximity to Grayson Creek would ensure that any inadvertent discovery of an archaeological resource is properly identified and treated in accordance with federal and State regulations. Therefore, the construction impact related to unknown archeological resources would be less than significant for the Civic Project component with mitigation. (EIR, 3.4-26.)

With respect to the Residential Project component, records search results from the NWIC indicate the presence of archaeological resources within 0.5 mile of the site. Pedestrian surveys did not reveal the existence of any archaeological resources within the Residential Project site; however, the site is largely covered by impervious surfaces, limiting the efficacy of the survey. As such, there is a moderate probability of encountering undiscovered archaeological resources. Implementation of MM CUL-2, which requires inspection of the plan area following grubbing and clearing, and implementation of identification and treatment procedures in accordance with federal and State regulations in the event of any inadvertent discovery of an archaeological resource, would ensure that the potential construction impact related to unknown archeological resources would be less than significant with mitigation. (EIR, 3.4-26.)

The City of Pleasant Hill finds that Mitigation Measures CUL-2 is feasible, is adopted, and will further reduce impact CUL-2 to a level of less than significant. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant impacts as identified in the EIR. For these reasons and the reasons discussed in the EIR, impacts would be less than significant with mitigation incorporated. (EIR, 3.4-26 through 3.4-28.)

Potential Effect

Impact CUL-3 The Specific Plan could disturb human remains, including those interred outside of formal cemeteries, but impacts would be less than significant with mitigation incorporated. (EIR, 3.4-28.)

Findings: Less Than Significant with Mitigation (Civic Project and Residential Project). (EIR, 3.4-29.) Changes or alterations have been required in, or incorporated into, the Specific Plan which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Mitigation Measure

MM CUL-3 Stop Construction Upon Encountering Human Remains

Civic Project and Residential Project: In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and Section 5097.98 shall be followed. (This mitigation may affect both projects depending on the location of any discovered remains.)

If during the course of construction of the Civic Project or the Residential Project, 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 coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the 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.
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 within the plan area in a location not subject to further subsurface disturbance:
 - 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 representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.

Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American Remains:

- 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.

Facts in Support of Findings: No human remains or cemeteries are known to exist within or near the Specific Plan area; however, there is always the possibility that subsurface construction activities, such as trenching and grading, could potentially damage or destroy previously undiscovered human remains. Absent mitigation, this would represent a potentially significant impact. (EIR, 3.4-28.) To address the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and Section 5097.98 would be followed and would mitigate any potential impacts. (EIR, 3.4-28.) In the unlikely event that human remains are discovered, implementation of MM CUL-3 would further reduce the construction impact related to previously undiscovered human remains to less than significant with mitigation by halting construction until remains are identified and treated with appropriate dignity in accordance with the recommendations of the most likely descendent or other applicable laws.

City of Pleasant Hill finds that Mitigation Measure CUL-3 is feasible, is adopted, and will further reduce impact CUL-3 to a level of less than significant. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant impacts as identified in the EIR. For these reasons and the reasons discussed in the EIR, impacts associated with disturbing human remains would be less than significant with mitigation incorporated. (EIR, 3.4-28 through 3.4-29.)

Potential Effect

Impact CUL-5 With the implementation of mitigation, the Specific Plan 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. (EIR, 3.4-30.)

Findings: Less Than Significant with Mitigation (Civic Project and Residential Project). (EIR, 3.4-31.) Changes or alterations have been required in, or incorporated into, the Specific Plan which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Mitigation Measure: Implement MM CUL-2 and CUL-3, above.

Facts in Support of Findings: The City of Pleasant Hill, in its capacity as lead agency, has not identified or determined any tribal cultural resources to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. As such, no construction impacts related to

known tribal cultural resources would occur. There is always a possibility that previously undiscovered tribal cultural resources may be encountered during plan-related ground disturbance. As such, implementation of MM CUL-2 and MM CUL-3 would require construction archeological resources monitoring to be conducted. Construction would be stopped upon encountering undiscovered resources or human remains. Impacts related to the potential of the Civic Project and Residential Project to cause a substantial inadvertent adverse impacts to tribal and cultural resources are limited to construction impacts because no additional earth moving activity would take place during operation. Therefore, no respective operational impacts would occur. (EIR, 3.4-31.) With implementation of MM CUL-2 and CUL-3, construction impacts related to lead agency determined tribal cultural resources would be less than significant with mitigation. (EIR, 3.4-31.)

The City of Pleasant Hill finds that Mitigation Measures CUL-2 and CUL-3 are feasible, are adopted, and will further reduce impact CUL-5 to a level of less than significant. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant impacts as identified in the EIR. For these reasons and the reasons discussed in the EIR, impacts associated with tribal cultural resources would be less than significant with mitigation incorporated. (EIR, 3.4-30 through EIR.4-31.)

1.6.5 - Geology and Soils

Potential Effect

Impact GEO-1 With the implementation of mitigation, the Specific Plan would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.
- ii) Strong seismic ground shaking.
- iii) Seismic-related ground failure, including liquefaction.
- iv) Landslides. (EIR, 3.5-13.)

Findings: Less Than Significant with Mitigation (Civic Project and Residential Project). (EIR, 3.5-16.) Changes or alterations have been required in, or incorporated into, the Specific Plan which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Mitigation Measure

MM GEO-1 **Prepare Grading and Construction Plans that Incorporate Geotechnical Study Reports Recommendations**

Civic Project: Prior to issuance of the grading permits for the Civic Project, development of the final grading and foundation plans shall incorporate the site-specific earthwork, foundation, slab-on-grade, retaining walls, and pavement design

recommendations, as detailed in the geotechnical report prepared for the Civic Project site prepared by ENGEO, Inc. on July 2, 2018 (revised September 24, 2018). The project sponsors for the Civic Project shall coordinate with a City-approved Geotechnical Engineer and Engineering Geologist to tailor the grading and foundation plans, as needed, to reduce risk related to known soil and geologic hazards and to improve the overall stability of the Civic Project site. The final grading plans for the Civic Project shall be reviewed by the City-approved Geotechnical Engineer.

Grading operations shall also meet the requirements of the recommendations included in the geotechnical report prepared for the Civic Project site prepared by ENGEO, Inc. on July 2, 2018 (revised September 24, 2018). During construction, the City-approved Geotechnical Engineer shall monitor construction of the Civic Project to ensure the earthwork operations are properly performed.

Residential Project: Prior to issuance of the grading permits for the Residential Project, development of the final grading and foundation plans shall incorporate the site-specific earthwork, foundation, slab-on-grade, retaining walls, and pavement design recommendations, as detailed in the geotechnical report for the Residential Project site prepared by ENGEO, Inc. on September 4, 2018. The project sponsor for the Residential Project shall coordinate with a City-approved Geotechnical Engineer and Engineering Geologist to tailor the grading and foundation plans, as needed, to reduce risk related to known soil and geologic hazards and to improve the overall stability of the Residential Project site. The final grading plans for the Residential Project shall be reviewed by the City-approved Geotechnical Engineer.

Grading operations shall also meet the requirements of the recommendations included in the geotechnical report for the Residential Project site prepared by ENGEO, Inc. on September 4, 2018. During construction, the City-approved Geotechnical Engineer shall monitor construction of the Residential Project to ensure the earthwork operations are properly performed.

Facts in Support of Findings: As discussed in EIR Section 3.5, the geotechnical reports for the Civic Project site and Residential Project site identify potential impacts related to ground shaking and seismic-related ground failure risk. Impacts related to landslides and ground rupture were not identified. (EIR, 3.5-13.) The geotechnical report provides recommendations for foundation type, building material, and excavation in order to ensure new construction associated with both the Civic Project and the Residential Project can withstand strong to very strong ground shaking. Mitigation Measure (MM) GEO-1 would ensure that implementation of both the Civic Project and the Residential Project would incorporate recommendations contained in the respective geotechnical report and all applicable seismic safety building standards contained in the CBC including seismic design provisions, which would reduce the risk of loss, injury or death. As such, with implementation of MM GEO-1, implementation of both the Civic Project and the Residential Project would not expose people or structures to substantial adverse effects associated with seismic ground shaking. Therefore, impacts would be less than significant with mitigation. (EIR, 3.5-13 through 3.5-14.)

The City of Pleasant Hill finds that Mitigation Measure GEO-1 is feasible, is adopted, and will further reduce impacts relating to geology and soils to a level of less than significant. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant impacts as identified in the EIR. For these reasons and the reasons discussed in the EIR, impacts associated with geology and soils would be less than significant with mitigation incorporated. (EIR, 3.5-13 through 3.5-16.)

Potential Effect

Impact GEO-3 With the implementation of mitigation, the Specific Plan would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Specific Plan, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. (EIR, 3.5-17.)

Findings: Less Than Significant with Mitigation (Civic Project and Residential Project). (EIR, 3.5-17.) Changes or alterations have been required in, or incorporated into, the Specific Plan which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Mitigation Measure: Implement MM GEO-1, above.

Facts in Support of Findings: The geotechnical study prepared for the Civic Project site (Appendix F.2) recommends that the library incorporate a total settlement of 1-inch and differential settlement of 0.5-inch over a horizontal distance of 50 feet because of the liquefaction settlement in the foundation. In addition, the geotechnical report prepared for the Civic Project site recommends providing flexible connections for building utilities that allow for 0.5-inch of vertical movement without breaking and utilities should be designed with flexible materials or joints that allow the utility line to move at least 0.5-inch over a distance of 50 feet without breaking. Implementation of MM GEO-1 would ensure that the recommendations contained in the geotechnical report prepared for the Civic Project site related to unstable soil or geologic unit risks are incorporated into the design of the Civic Project. Therefore, impacts related to unstable soil or geologic unit risks for the Civic Project would be less than significant with mitigation. (EIR, 3.5-17.)

The geotechnical report prepared for the Residential Project site recommends that the Residential Project incorporate a total settlement of 2.5 inches and differential settlement of 12.5-inch over a horizontal distance of 40 feet because of liquefaction settlement in the foundation. In addition, the geotechnical report prepared for the Residential Project site recommends providing flexible connections for building utilities that allow for 1.5-inch of vertical movement without breaking and utilities should be designed with flexible materials or joints that allow the utility line to move at least 1.25-inch over a distance of 40 feet without breaking. MM GEO-1 would ensure that the recommendations contained in the geotechnical report prepared for the Residential Project site are incorporated into the design of the Residential Project. Therefore, impacts related to seismic-related ground failure risk for the Residential Project would be less than significant with mitigation. (EIR, 3.5-18.)

The City of Pleasant Hill finds that Mitigation Measure GEO-1 is feasible, is adopted, and will further reduce impact GEO-3 to a level of less than significant. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant impacts as identified in the EIR. For these reasons and the reasons discussed in the EIR, impacts associated with geology and soils would be less than significant with mitigation incorporated. (EIR, 3.5-17 through 3.5-18.)

Potential Effect

Impact GEO-4 With the implementation of mitigation, the Specific Plan would not 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. (EIR, 3.5-18.)

Findings: Less Than Significant with Mitigation (Civic Project and Residential Project). (EIR, 3.5-18.) Changes or alterations have been required in, or incorporated into, the Specific Plan which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Mitigation Measure: Implement MM GEO-1, above.

Facts in Support of Findings: With respect to the Civic Project component, the geotechnical report includes recommendations for site preparation and foundation design that would address the site-specific conditions. These recommendations are incorporated into the Civic Project through implementation of MM GEO-1 which would ensure recommendations contained in the geotechnical report prepared for the Civic Project site are included in the design of the Civic Project. Therefore, impacts related to expansive soils would be less than significant with mitigation. (EIR, 3.5-19.) Similarly, the geotechnical report prepared for the Residential Project site also includes recommendations for site preparation and foundation design that would address the site-specific conditions. Implementation of MM GEO-1 would ensure recommendations contained in the geotechnical report prepared for the Residential Project site are included in the design of the Residential Project. (EIR, 3.5-19.) Therefore, impacts related to expansive soils would be less than significant with mitigation for the entire Specific Plan. (EIR, 3.5-19.)

The City of Pleasant Hill finds that Mitigation Measure GEO-1 is feasible, is adopted, and will further reduce impact GEO-4 to a level of less than significance. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant impacts as identified in the EIR. For these reasons and the reasons discussed in the EIR, impacts associated with geology and soils would be less than significant with mitigation incorporated. (EIR, 3.5-18 through 3.5-19.)

Potential Effect

Impact GEO-6 With the implementation of mitigation, the Specific Plan would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. (EIR, 3.5-20.)

Findings: Less Than Significant with Mitigation (Civic Project and Residential Project). (EIR, 3.5-20.) Changes or alterations have been required in, or incorporated into, the Specific Plan which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Mitigation Measure

MM GEO-6 Paleontological Resources Monitoring During Construction

Civic Project and Residential Project: A paleontological monitor shall be present during all excavations that exceed 10 feet in depth or otherwise have the potential to impact previously undisturbed Pleistocene alluvium. In the event a fossil is discovered during construction for the proposed plan, excavations within 50 feet of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist in accordance with Society of Vertebrate Paleontology standards. The project sponsors for the Civic Project and Residential Project shall include a standard inadvertent discovery clause in every proposed plan-related construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and implement a data recovery plan that is consistent with the Society of Vertebrate Paleontology standards. Any recovered fossil should be deposited in an appropriate repository, such as the UCMP, where it will be properly curated and made accessible for future studies.

Facts in Support of Findings: While there are no known unique geological features located within the plan area, Contra Costa County has produced a large number of Pleistocene localities and specimens; therefore, excavations of previously undisturbed deposits could inadvertently impact significant paleontological resources. The potential destruction of paleontological resources or unique geologic features during construction represents a potentially significant impact. Impacts are not anticipated during operation because there are no expected earth moving activities. MM GEO-6 requires construction paleontological monitoring of excavations into previously undisturbed Pleistocene alluvium. (EIR, 3.5-20.) In the event that significant paleontological resources are discovered, implementation of MM GEO-6 would reduce impacts related to the destruction of paleontological resources or unique geologic features to less than significant by establishing procedures for the identification and preservation of the features. (EIR, 3.5-20.)

The City of Pleasant Hill finds that Mitigation Measure GEO-6 is feasible, is adopted, and will further reduce impact GEO-6 to a level of less than significance. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant impacts as identified in the EIR. For these reasons and the reasons discussed in the EIR, impacts associated with geology and soils would be less than significant with mitigation incorporated. (EIR, 3.5-20 through 3.5-21.)

Potential Effect

Cumulative Impact: With implementation of mitigation, the Specific Plan would not result in significant cumulative impacts to soil-related hazards or to unique geologic and paleontological resources.

Findings: Less Than Significant with Mitigation (Civic Project and Residential Project). (EIR, 3.5-22.) Changes or alterations have been required in, or incorporated into, the Specific Plan which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Facts in Support of Findings: The Specific Plan would be subject to all City of Pleasant Hill 2003 General Plan policies, City code policies, and the CBC reducing soil-related hazard impacts. Other current and future development/redevelopment projects in the region would similarly be required to adhere to standards and practices that include stringent geologic and standard soil related hazard mitigations such as MM GEO-1. As discussed above, incorporation of MM GEO-1 would reduce soil related hazards to below a level of significance. As such, the Specific Plan, in conjunction with other projects, would not have a cumulatively significant impact associated with soil-related hazards. (EIR, 3.5-21.)

The likelihood that geologic resources and paleontological resources are present on the cumulative project sites is relatively low, given that the majority of soil disturbance associated with these projects will take place within Holocene soils too young to be fossiliferous. As discussed in detail above, implementation of MM GEO-6 would reduce impacts to unique geologic resources and paleontological resources to below a level of significance. Given the low potential for disruption and the comprehensiveness of mitigation measures that would apply to the cumulative projects in the vicinity, the Specific Plan, in conjunction with other planned and approved projects, would result in a less than significant with mitigation cumulative impact related to unique geologic and paleontological resources. (EIR, 3.5-22.)

1.6.6 - Greenhouse Gas Emissions and Energy

Potential Effect

Impact GHG-1 With the implementation of mitigation, the Specific Plan would not generate direct and indirect greenhouse gas emissions that could result in a significant impact on the environment. (EIR, 3.6-49.)

Findings: Less Than Significant with Mitigation (Civic Project and Residential Project). (EIR, 3.6-54.) Changes or alterations have been required in, or incorporated into, the Specific Plan which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Mitigation Measure

MM GHG-1 Implement and Document Annual GHG Emissions Reduction Measures

Civic Project: Prior to the issuance of the certificate of occupancy, the contractor for the Civic Project shall provide documentation to the City of Pleasant Hill that the Civic Project would achieve additional annual GHG emission reductions of 56 MT CO₂e per year in 2021 and decreasing to 25 MT CO₂e per year in 2030, based on current estimates of GHG emissions, through any combination of the following measures or other measures approved by the City:

- Commit to purchasing electricity from a utility offering 100 percent renewable power for some or all of the power needs for the Civic Project.
- Install on-site solar panels to generate electricity for a portion of electricity consumption for the Civic Project.
- Install on-site charging units for electric vehicles consistent with parking requirements in California Green Building Standards Code (CALGreen) Section 5.106.5.2
- Provide a plan documenting how a ridesharing program for library employees would be implemented starting no later than 60 days after operations of the Civic Project begins.
- Purchase voluntary carbon credits from a verified GHG emissions credit broker in an amount sufficient to offset operational GHG emissions of approximately 56 MT CO₂e per year over the lifetime of the Civic Project (or a reduced amount estimated based on implementation of other measures listed above). Copies of the contract(s) shall be provided to the City Planning Department.

Residential Project: Prior to the issuance of the certificate of occupancy, the contractor for the Residential Project shall provide documentation to the City of Pleasant Hill that the Residential Project would achieve additional annual GHG emission reductions of 30 MT CO₂e per year in 2021 and decreasing to 14 MT CO₂e per year in 2030, based on current estimates of the project-related GHG emissions, through any combination of the following measures or other measures approved by the City:

- Commit to purchasing electricity from a utility offering 100 percent renewable power for some or all of the power needs associated with the Residential Project.
- Install on-site solar panels to generate electricity for a portion of electricity consumption for the Residential Project.
- Install on-site charging units for electric vehicles consistent with parking requirements in California Green Building Standards Code (CALGreen) Section 5.106.5.2
- Purchase voluntary carbon credits from a verified GHG emissions credit broker in an amount sufficient to offset operational GHG emissions of approximately 30 MT CO₂e per year over the lifetime of the Residential Project (or a reduced amount

estimated based on implementation of other measures listed above). Copies of the contract(s) shall be provided to the City planning department.

Facts in Support of Findings: As analyzed in detail in EIR Section 3.6, implementation of the Specific Plan would slightly exceed the BAAQMD's threshold of 1,100 MT CO₂e/year at buildout and would slightly exceed the projected 660 MT CO₂e/year for the 2030 GHG emissions. Absent mitigation, this represents a potentially significant impact. (EIR, 3.6-51, 52; see also EIR Table 3.6-6.) Mitigation Measure GHG-1 would reduce GHG emissions to less than significant levels, through the option to purchase offsets or implementing a combination of other feasible measures listed in MM GHG-1. The Civic Project and Residential Project could achieve the equivalent of net zero electricity use through a combination of on-site generation or through the purchase of renewable electricity from the utility provider. PG&E offers the ability to purchase 100 percent renewable energy through the "Solar Choice" program. Achieving net zero electricity use equivalence would reduce emissions by 116 MT CO₂e in the 2021 operational year and 87 MT CO₂e in the 2030 operational year. Because the Civic Project would account for 65 percent of the total trips associated with the Specific Plan, the Civic Project sponsors are responsible for 65 percent of the reduction in MT CO₂e, or a reduction of 56 MT CO₂e per year in 2021 and a reduction of 25 MT CO₂e per year in 2030. Because the Residential Project would account for 35 percent of the total trips associated with Specific Plan, the Residential Project sponsors are responsible for 35 percent of the reduction in MT CO₂e, or a reduction of 30 MT CO₂e per year in 2021 and a reduction of 14 MT CO₂e per year in 2030. Table 3.6-7 shows the total operational GHG emissions with the use of renewable-energy-sourced electricity and implementation of a ridesharing program as provided in MM GHG-1. As shown in EIR Table 3.6-7, with mitigation incorporated, the GHG operational emissions during operation would not exceed applicable thresholds of significance in 2021 and 2030. (EIR, 3.6-52.)

The City of Pleasant Hill finds that Mitigation Measure GHG-1 is feasible, is adopted, and will further reduce greenhouse gas emissions to a level of less than significant. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant impacts as identified in the EIR. For these reasons and the reasons discussed in the EIR, impacts associated with greenhouse gases would be less than significant with mitigation incorporated. (EIR, 3.6-49 through 3.6-54.)

Potential Effect

Cumulative Impact: With implementation of mitigation, the Specific Plan will not result in significant cumulative impacts related to greenhouse gases or energy.

Findings: Less Than Significant with Mitigation (Civic Project and Residential Project). (EIR, 3.6-64 through 3.6-65.) Changes or alterations have been required in, or incorporated into, the Specific Plan which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Mitigation Measure: Implement MM GHG-1, above.

Facts in Support of Findings: As discussed above under Impact GHG-1, development under the Specific Plan would exceed the applicable BAAQMD thresholds, and implementation of mitigation measures would be required. As discussed under Impact GHG-1, implementation of MM GHG-1 would reduce impacts related to the proposed Civic Project's and Residential Project's generation of GHG emissions to a less-than-significant level. Furthermore, as discussed under Impact GHG-2, the Civic Project and Residential Project would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce the emissions of GHGs. As such, there would be a less than significant cumulative impact with mitigation incorporated related to GHG emissions generation. (EIR, 3.6-64.)

The incorporation of the Title 24 standards into the design of the cumulative projects, including the Civic Project and Residential Project, would ensure that the cumulative projects would not result in the use of energy in a wasteful manner. In addition, as discussed under Impact GHG-3, fuel consumption associated with implementation of the Specific Plan would not result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. Therefore, the Specific Plan, in conjunction with other existing, planned, and foreseeable future projects, would result in a less than significant cumulative impact related to energy consumption. (EIR, 3.6-65.)

The City of Pleasant Hill finds that Mitigation Measure GHG-1 is feasible, is adopted, and will further reduce cumulative impacts relating to greenhouse gas emissions and energy to a level of less than significant. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant impacts as identified in the EIR. For these reasons and the reasons discussed in the EIR, impacts associated with cumulative impacts would be less than significant with mitigation incorporated. (EIR, 3.6-64 through 3.6-65.)

1.6.7 - Hazards, Hazardous Materials, and Wildfire

Potential Effect

Impact HAZ-2 With the implementation of mitigation, the Residential Project component would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment. (EIR, 3.7-20.)

Findings: Less Than Significant with Mitigation (Residential Project). (EIR, 3.7-22.) Changes or alterations have been required in, or incorporated into, the Residential Project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Mitigation Measure

MM HAZ-2a Removal of Asbestos-Containing Material Prior to Demolition

Residential Project: Prior to the issuance of a demolition permit for the existing library buildings, the project sponsor for the Residential Project shall (1) hire a California Registered Asbestos Abatement Contract to remove all asbestos containing materials, prior to impacting them, and (2) conduct Final Clearance inspections (visual) to document the completion of the resource action. If suspect materials, not discussed in the Asbestos and Lead Based Paint Sampling Report dated March 22, 2019, are discovered during future demolition operations, all general work activities which could impact the discovered suspect asbestos-containing material should cease until confirmation sampling can be conducted.

MM HAZ-2b Removal of Lead-Based Paint During Demolition

Residential Project: During demolition, the project sponsor for the Residential Project shall complete demolition activities in accordance with California Code of Regulations Title 17, Division 1, Chapter 8, Article 1. All construction work where an employee may be occupationally exposed to lead-containing paint, including demolition, must comply with the OSHA Regulation 29 Code of Federal Regulations 1926.62, and Cal-OSHA Title 8 California Code of Regulations 1523.1. If suspect painted surfaces, not discussed in the Asbestos and Lead Based Paint Sampling Report dated March 22, 2019, are discovered during future demolition operations, all general work activities which could impact the discovered painted surface should cease until confirmation sampling can be conducted.

Facts in Support of Findings: As discussed above in Section 1.5.7, impacts associated with construction of the Civic Project component and operation of both the Civic Project and Residential Project components are less than significant and no mitigation is required. The Phase I ESA completed for 1750 Oak Park Boulevard (Appendix G.1 of the EIR) concluded that due to the age of the buildings proposed for demolition, there is potentially asbestos-containing materials and lead-based paint in the building materials. Absent mitigation, this represents a potentially significant risk during demolition. (EIR, 3.7-21.) Stockton Environmental, Inc. completed an asbestos and lead based paint survey on March 10, 2019 and determined that the existing library contains both asbestos-containing materials and lead-based paint. (Appendix G.2.) With respect to asbestos-containing materials, implementation of Mitigation Measure HAZ-2a would require the applicant to develop an abatement plan and remove all asbestos-containing materials prior to demolition. With respect to lead-based paint, MM HAZ-2b would require demolition activities to be completed in accordance with California Code of Regulations, Title 17, Division 1, Chapter 8, Article 1, which provides protection for construction workers from lead-based paint. Implementation of MM HAZ-2a and MM HAZ-2b would ensure that any asbestos-containing materials and lead-based paint would be removed by properly licensed abatement contractors and that construction impacts related to hazardous materials upset risk would be reduced to less than significant. (EIR, 3.7-21.)

The City of Pleasant Hill finds that Mitigation Measure HAZ-2a and HAZ-2b are feasible, are adopted, and will further reduce impact HAZ-2 to a level of less than significant. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant impacts as identified in the EIR. For these reasons and the reasons discussed in the EIR, impacts would be less than significant with mitigation incorporated. (EIR, 3.7-20 through 3.7-22.)

1.6.8 - Hydrology and Water Quality

Potential Effect

Impact HYD-3 With the implementation of mitigation, the Civic Project component would not 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:

- 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. (EIR, 3.8-25.)

Findings: Less Than Significant with Mitigation (Civic Project). (EIR, 3.8-32.) Changes or alterations have been required in, or incorporated into, the Civic Project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Mitigation Measure

MM HYD-3 Prepare Final Drainage Plan Prior to Grading

Civic Project: Prior to issuance of grading permits, the contractor for the Civic Project shall submit a drainage plan that incorporates the measures included in the Specific Plan Floodplain Evaluation Report and a Civic Project-specific Floodplain Evaluation Report. These measures shall be coordinated with the City Public Works and Community Development Engineering Division in order to reduce risk related to flooding within a designated floodplain. The drainage plans (including for the separate storm drainage systems and bioretention basin) shall be reviewed by City Public Works and Community Development Engineering Division to ensure that the design will accommodate the 100-year storm event as detailed in the Floodplain Evaluation Report. Three specific performance measures shall be achieved through the implementation of this mitigation measure:

Storm Drainage Systems Design

Two separate storm drainage systems (western and eastern) shall replace the existing single 24-inch drainage systems along Oak Park Boulevard. The western system shall upsize the existing 24-inch storm drain pipe currently located along Oak Park Boulevard on the south side of the proposed residential development. The new eastern system shall upsize the existing 24-inch and 30-inch diameter storm drains to 36-inch and 48-inch diameter pipes, and shall convey runoff eastward to a new outfall at Grayson Creek.

Bioretention Basin Design

A bioretention basin capable of retaining waters from a 100-year storm event shall be installed adjacent to Grayson Creek and east of the proposed library (adjacent to Grayson Creek). The basin shall have sufficient capacity, in combination with the storm drainage systems, to offset the reduced floodplain footprint of the plan area, as outlined in the Floodplain Evaluation Report.

Grading for New Athletic Fields Design

As outlined in the Floodplain Evaluation Report, grading for the athletic fields shall be designed in combination with the storm drainage systems and the bioretention basin to provide additional floodplain storage at the Civic Project site to offset the reduced floodplain footprint on the Civic Project site. Final specifications shall be confirmed as part of the design phase and prior to issuance of a grading permit.

Facts in Support of Findings: The Civic Project includes substantial modifications to improve the conveyance capacity for stormwater and to address flooding that is currently experienced across the Civic Project site and in the plan area during storm events. The drainage pattern for the proposed 100-year floodplain would maintain the general direction of flow towards Grayson Creek. To further reduce potential impacts associated with the Civic Project, Mitigation Measure HYD-3 requires preparation of a Final Drainage Plan that reflects the design recommendations of the Floodplain Evaluation Report. Implementation of the Civic Project proposed storm drainage features in accordance with these design recommendations would ensure that the proposed library would be constructed above a 100-year floodplain. Additionally, the improvements would retain the existing drainage pattern while creating appropriate area to store stormwater overflow, such as the ballfields and bioretention areas adjacent to Grayson Creek. Furthermore, water depths at the proposed athletic fields would be designed to accommodate the floodplain stormwater storage volume that would be displaced by the proposed library development, in accordance with the recommendations of the Floodplain Evaluation Report. Therefore, impacts would be less than significant with implementation of MM HYD-3. (EIR, 3.8-29; see also FEIR, Responses to Written Comments, Master Response 2, pp. 2-3 through 2-5.)

The City of Pleasant Hill finds that Mitigation Measure HYD-3 is feasible, is adopted, and will further reduce impacts to drainage to a level of less than significant. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section

15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant impacts as identified in the EIR. For these reasons and the reasons discussed in the EIR, impacts associated with hydrology and water quality would be less than significant with mitigation incorporated. (EIR, 3.8-25 through 3.8-32.)

Potential Effect

Impact HYD-4 With the implementation of mitigation, the Civic Project component would not risk release of pollutants due to inundation associated with the Specific Plan. (EIR, 3.8-33.)

Findings: Less Than Significant with Mitigation (Civic Project). (EIR, 3.8-33.) Changes or alterations have been required in, or incorporated into, the Specific Plan which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Mitigation Measure: Implement mitigation measure HYD-3, above.

Facts in Support of Findings: The Civic Project is located within a flood hazard zone. Implementation of MM HYD-3 would ensure stormwater facilities and improvements at the Civic Project site are installed according to the Final Floodplain Evaluation Report. These improvements would ensure that the operation of the library proposed as part of the Civic Project is located outside of the flood zone and drainage is improved such that the Civic Project would not be at risk of pollutant release. The Civic Project site is not located near the ocean, and as such would not be susceptible to inundation from a tsunami. The Civic Project site is not located near a large, enclosed body of water and as such would not be susceptible to inundation from a seiche. As a result, the Civic Project site would not be at risk for inundation from flooding, tsunami, or seiche. For the foregoing reasons and the reasons discussed in the EIR, impacts related to risk of pollutant release due to inundation in a flood hazard zone would be less than significant with implementation of MM HYD-3. (EIR, 3.8-33.)

The City of Pleasant Hill finds that Mitigation Measure HYD-3 is feasible, is adopted, and will further reduce impact HYD-4 to a level of less than significance. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant impacts as identified in the EIR. For these reasons and the reasons discussed in the EIR, impacts would be less than significant with mitigation incorporated. (EIR, 3.8-33.)

1.6.9 - Noise

Potential Effect

Impact NOI-1 With the implementation of mitigation, the Specific Plan would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the plan area in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. (EIR, 3.10-22.)

Findings: Less Than Significant with Mitigation (Civic Project and Residential Project). (EIR, 3.10-29.) Changes or alterations have been required in, or incorporated into, the

Specific Plan which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Mitigation Measure: Implement MM BIO-1a and BIO-1b for both the Civic Project and Residential Project components. Implement MM BIO-1c and BIO-2b for the Civic Project component. Additionally, implement the following MM NOI-1 for both Civic Project and Residential Project components:

MM NOI-1 Implement Noise-reduction Measures During Construction

Civic Project and Residential Project: To reduce potential construction noise impacts, the following noise-reduction measure shall be implemented during construction of the Civic Project and Residential Project:

- 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 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 the nearest residential land uses.
- The construction contractor shall designate a noise disturbance coordinator who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (starting too early, bad muffler, etc.) and establish reasonable measures necessary to correct the problem. The construction contractor shall visibly post a telephone number for the disturbance coordinator at the construction site.
- The construction contractor shall ensure that construction activities are limited to the hours between 7:30 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. and 6:00 p.m. on Saturday. Construction activities shall not occur at any time on City-recognized holidays and Sundays.

Facts in Support of Findings: As discussed in EIR Section 3.10, development under the Specific Plan could, absent mitigation, result in potential noise impacts during construction. (EIR, 3.10-22 through 3.10-29.) Restricting construction activities to normal business hours, as required by Mitigation Measure (MM) NOI-1, would result in impacts related to site preparation, grading, and construction that are less than significant. (EIR, 3.10-22.) In addition to restricting construction activities to the allowed time-periods specified by the Municipal Code, MM NOI-1 also requires the implementation of best management noise reduction techniques and practices to further reduce potential impacts. These include measures that require the construction contractor to prohibit unnecessary idling so as

to reduce unnecessary noise not related to active construction activities. It also requires the designation of a noise disturbance coordinator who would act as a community liaison and respond to any complaints regarding construction noise. This would allow for prompt responses to potential noise disturbances and reduce the length of potentially disruptive noise events. Restricting construction activities to the allowed time-periods and implementing best management noise reduction techniques and practices as outlined in MM NOI-1 would ensure that construction noise levels would not result in a substantial temporary increase in ambient noise levels that would result in annoyance or sleep disturbance of nearby sensitive receptors. Therefore, with implementation of MM NOI-1, temporary construction noise impacts would be reduced to less than significant. (EIR, 3.10-24.)

Potential noise impacts to wildlife that could be located within the Grayson Creek Corridor, including potential noise impacts from construction, are analyzed in detail in EIR Section 3.3, Biological Resources. MM BIO-1a through MM BIO-1c requires pre-construction clearance surveys for nesting birds, nesting bats roosts, and active turtle dens, and requires the creation of buffer zones for any of these species should they be found on the Civic Project component site. MM BIO-2b would require the Civic Project to obtain a California Department of Fish and Wildlife (CDFW) Streambed Alteration Agreement Permit, implementation of which would mitigate potential construction impacts (including noise impacts) on riparian habitat and wildlife per applicable CDFW agency standards. Therefore, potential construction noise impacts on wildlife located within the Civic Project would be less than significant with mitigation.

The Residential Project component requires implementation of MM BIO-1a and MM BIO-1b pre-construction clearance surveys for nesting birds and nesting bats roosts, and the creation of buffer zones for these species should they be found on-site. Therefore, potential construction noise impacts on wildlife within the Residential Project would be less than significant with mitigation.

The City of Pleasant Hill finds that Mitigation Measures BIO-1a, BIO-1b and NOI-1 are feasible, are adopted, and will further reduce impact NOI-1 related to the Residential Project to a level of less than significant. The City of Pleasant Hill further finds that Mitigation Measures BIO-1a, BIO-1b, BIO-1c, BIO-2b, and NOI-1 are feasible, are adopted, and will further reduce impact NOI-1 related to the Civic Project component to a level of less than significant. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant impacts as identified in the EIR. For these reasons and the reasons discussed in the EIR, impacts associated with noise would be less than significant with mitigation incorporated for both the Civic Project and the Residential Project component. (EIR, 3.10-22 through 3.10-29; see also FEIR, Responses to Written Comments, Response to FPHC-56, pp. 2-83 through 2-85.)

1.6.10 - Public Services

Potential Effect

Impact PUB-4 With the implementation of mitigation, the Specific Plan 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 other public facilities. (EIR, 3.12-14.)

Findings: Less Than Significant with Mitigation (Civic Project and Residential Project). (EIR, 3.12-1416.) Changes or alterations have been required in, or incorporated into, the Specific Plan which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Mitigation Measure: Residential Project: Implement MM HAZ-2a and MM HAZ-2b. Civic Project: Implement MM AIR-2, MM AIR-3, MM GHG-1, MM NOI-1, and MM TRANS-1a

Facts in Support of Findings: Potential impacts associated with construction of the new library include temporary conditions associated with noise, traffic detours, and dust control, which are addressed through mitigation provided in other sections of this EIR, as described below. Implementation of the mitigation summarized below would reduce potential impacts to less than significant. Mitigation Measure (MM) NOI-1 in Section 3.10, Noise, requires the use of best management noise reduction techniques and practices; while MM NOI-1 in Section 3.10, Noise, restricts construction activities to the hours between 7:30 a.m. and 7:00 p.m. on weekdays, 9:00 a.m. and 6:00 p.m. on Saturdays and Sundays (grading is not allowed on Sundays), ensuring that construction noise levels would not result in a substantial temporary increase in ambient noise levels. (EIR, 3.12-15.) As described in Section 3.2, Air Quality, and Section 3.6, Greenhouse Gas Emissions, MM AIR-2 would require implementation of Bay Area Air Quality Management District (BAAQMD) best management practices during construction, MM AIR-3 would require the use of construction equipment that would meet Tier IV off-road emissions standards, and MM GHG-1 would require the applicant to implement and document annual GHG emissions reduction measures. Section 3.14, Transportation, determined that construction of the new library would result in less than significant impacts to the circulation systems, roadway design features, and emergency access with implementation of MM TRANS-1a (preparation and implementation of a construction traffic management plan). (EIR, 3.12-15.)

The Residential Project includes the demolition of the existing library located at 1750 Oak Park Boulevard. Because the structure contains asbestos-containing materials and lead based paint, MM HAZ-2a and MM HAZ-2b would require abatement of asbestos containing materials and lead-based paint in accordance with state regulations; thereby reducing potential impacts to a less than significant level. (EIR, 3.12-15.)

During construction of the library, the existing library will be unavailable. The County of Contra Costa would relocate some of the library materials and services to a temporary library located at the Pleasant Hill Senior Center for approximately 18-24 months. (EIR, 3.12-15.) The temporary library is expected to be open Monday to Saturday. In addition, residents would have access to over twenty (20) libraries in the Contra Costa library system, including two libraries located within approximately three (3) miles of the Specific Plan area. (See EIR, Table 3.12-3.) Therefore, the City of Pleasant Hill determines that residents will maintain acceptable service ratios and access to library resources during the construction of the library and there will be no impacts.

The City of Pleasant Hill finds that Mitigation Measures HAZ-2a and HAZ-2b are feasible, are adopted, and will further reduce Impact PUB-4 related to the Residential Project component to a level of less than significant. The City of Pleasant Hill further finds that Mitigation Measures AIR-2, AIR-3, GHG-1, NOI-1 and TRANS-1a are feasible, are adopted and will further reduce Impact PUB-4 with respect to the Civic Project component to a level of less than significant. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant impacts as identified in the EIR. For these reasons and the reasons discussed in the EIR, impacts associated with Impact PUB-4 would be less than significant with mitigation incorporated for both the Civic Project and Residential Project components. (EIR, 3.12-14 through 3.12-16.)

1.6.11 - Recreation

Potential Effect

Impact REC-2 With the implementation of mitigation, the Specific Plan would not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. (EIR, 3.13-11–12.)

Findings: Less Than Significant with Mitigation (Construction-period impacts—Civic Project and Residential Project). (EIR, 3.13-11.) Changes or alterations have been required in, or incorporated into, the Specific Plan which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Mitigation Measure: Implement MM AIR-2, MM AIR-3, MM GHG-1, MM NOI-1, and MM TRANS-1a (Civic Project and Residential Project)

Facts in Support of Findings: The ball fields, soccer fields, grass area, and three bocce courts constructed as part of the Civic Project’s recreational facilities would total 95,160 square feet in available proposed on-site parks/recreational facilities. In addition, the Civic Project includes a pedestrian and bike trail on the proposed library property. The Civic Project also includes public recreational facilities including a bicycle path and improved pedestrian sidewalks along Monticello Avenue between Oak Park Boulevard and the Santa Barbara Road as well as a bicycle path and improved pedestrian sidewalks along Oak Park Boulevard between from the EBMUD trail to the western plan area boundary. Absent mitigation, construction of these recreational facilities could have an adverse physical effect on the environment. (EIR, 3.13-11.)

To mitigate impacts, construction activities are restricted to the hours between 7:30 a.m. and 7:00 p.m. on weekdays, 9:00 a.m. and 6:00 p.m. on Saturdays and Sundays (grading is not allowed on Sundays) and implementing best management noise reduction techniques and practices outlined in MM NOI-1. (EIR, 3.13-11.) Implementation of these practices would ensure that construction noise levels would not result in a substantial temporary increase in ambient noise levels. As described in EIR Section 3.2, Air Quality, and EIR Section 3.6, Greenhouse Gas Emissions and Energy, MM AIR-2 would require implementation of BAAQMD best management practices during construction, MM

AIR-3 would require the use of construction equipment that would meet Tier IV off-road emissions standards, and MM GHG-1 would require the applicant to implement and document annual GHG emissions reduction measures. EIR Section 3.14, Transportation, determined that demolition and construction of the recreational facilities would result in less than significant impacts to the circulation system, roadway design features, and emergency access with implementation of MM TRANS-1a (preparation and implementation of a construction traffic management plan). As a result, the impact related to provision of parks or recreational facilities on this property would be less than significant with mitigation incorporated. (EIR, 3.13-11.)

The Residential Project would include public recreational facilities including a small pocket park. Absent mitigation, construction of this pocket park could have an adverse physical effect on the environment. However, as explained above, with implementation of MM NOI-1, MM AIR-2, MM AIR-3, MM GHG-1, and MM TRANS-1a, construction of the Residential Project would result in less than significant impacts. (EIR, 3.13-11.)

The City of Pleasant Hill finds that Mitigation Measures AIR-2, AIR-3, GHG-1, NOI-1 and TRANS-1a are feasible, are adopted, and will further reduce Impact REC-2 to a level of less than significant. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant impacts as identified in the EIR. For these reasons and the reasons discussed in the EIR, impacts associated with recreational facilities would be less than significant with mitigation incorporated. (EIR, 3.13-11–12.)

1.6.12 - Transportation

Potential Effect

Impact TRANS-1 With the implementation of mitigation, the Specific Plan would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. (EIR, 3.14-50.)

Findings: Less Than Significant with Mitigation (Civic Project and Residential Project). (EIR, 3.14-65.) Changes or alterations have been required in, or incorporated into, the Specific Plan which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Mitigation Measures

MM TRANS-1a Prepare and Implement Construction Traffic Management Plan

Civic Project: Prior to issuance of grading permits, the contractor for the Civic Project shall prepare a Construction Traffic Management Plan that includes the following items. The approved plan shall be implemented during construction.

- Provide a temporary traffic signal at the Oak Park Boulevard at Monte Cresta Avenue intersection during the time periods when Monticello Avenue is closed between Oak Park Boulevard and Santa Barbara Road. Because the Civic Project would account for 65 percent of the total trips associated with proposed plan, the

Civic Project sponsors are responsible for 65 percent of the cost of the temporary signal.

- Maintain a pedestrian connection between Santa Barbara Road and Oak Park Boulevard, to the greatest extent feasible. Should there be time periods when the provision of a pedestrian connection would affect worker or pedestrian safety, a pedestrian detour route shall be established with appropriate wayfinding, noticing, and potentially crossing guards during peak periods around school bell times.
- Monitor parking demand at the senior and teen centers when temporary library uses occupy both sites and should a potential parking shortage be identified, develop a parking management plan to better accommodate temporary library uses. The parking management plan could include adjusting library hours, adjusting Senior Center activities, or directing residents of Pleasant Hill to utilize other nearby libraries.
- Staging plan for the Civic Project that maximizes on-site storage of materials and equipment
- A set of comprehensive traffic control measures, including 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 access routes
- 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

Residential Project: Prior to issuance of grading permits, the contractor for the Residential Project shall prepare a Construction Traffic Management Plan that includes the following items. The approved Construction Traffic Management Plan shall be implemented during construction.

- Provide a temporary traffic signal at the Oak Park Boulevard at Monte Cresta Avenue intersection during the time periods when Monticello Avenue is closed between Oak Park Boulevard and Santa Barbara Road. Because the Residential Project would account for 35 percent of the total trips associated with proposed plan, the County is responsible for 35 percent of the cost of the temporary signal.
- Project Staging Plan to maximize on-site storage of materials and equipment
- A set of comprehensive traffic control measures, including 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 access routes
- 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

MM TRANS-1b Reconstruct Bus Route with Pedestrian Clear-way Along Oak Park Boulevard Prior to Construction

Civic Project: Prior to issuance of grading permits, the contractor for the Civic Project shall ensure the design of the Civic Project includes:

- Reconstruction of the westbound Bus Route No. 9 along Oak Park Boulevard in its same general area, with transit amenities similar to those provided today (bench).
- Maintenance of a 4-foot pedestrian clear-way through the transit stop-area when considering transit amenity placement.

MM TRANS-1c Prepare Bicycle Transitions

Civic Project: Prior to issuance of grading permits, the contractor for the Civic Project shall ensure the final design of Monticello Avenue at Oak Park Boulevard provides:

- Transitions to/from Oak Park Boulevard to Monticello Avenue for bicyclists.

MM TRANS-1d Install Mid-block High-visibility Pedestrian Crosswalks along Monticello Avenue and Oak Park Boulevard

Civic Project: Prior to issuance of grading permits, the contractor for the Civic Project shall ensure designs for the Civic Project include either:

- New or reconstructed curb-ramps and directional ramps where feasible or
- Mid-block high visibility pedestrian crosswalk on Monticello Avenue on the north side of the library driveways (i.e., install a Rectangular Rapid Flashing Beacon at the crosswalk).

Residential Project: Prior to issuance of grading permits, the contractor for the Residential Project shall provide project plans for review and approval that include either:

- New or reconstructed curb-ramps and directional ramps, where feasible; or Mid-block high visibility pedestrian crosswalk on Monticello Avenue on the north side of the library driveways (i.e., install a Rectangular Rapid Flashing Beacon at the crosswalk).

Facts in Support of Findings: The Civic Project would require closure of the Monticello Avenue sidewalk during construction. Absent mitigation, this represents a potentially significant impact. (EIR, 3.14-52.) However, implementation of MM TRANS-1a would require that a pedestrian connection between Santa Barbara Road and Oak Park Boulevard be maintained or a pedestrian detour be

provided. Therefore, construction impacts related to circulation system performance in terms of pedestrian facilities would be less than significant with mitigation. (EIR, 3.14-52.)

As corrected in the Errata, page 3-50, the Pleasant Hill Senior Center typically has scheduled activities from 9:00 a.m. to 3:00 p.m. most days, with some later evening activities on Fridays. Activities on Saturday and Sunday are minimal. Parking for the Senior Center is shared with the Pleasant Hill Park, with a supply of approximately 140 shared spaces. Additional parking is available on the east side of Pleasant Hill Park, at the Teen Center, as well as on Cleveland Road and Gregory Lane. (EIR, 3.14-52; Errata, 3-48, 3-49.)

It is expected that, during construction of the new library, parking demand at the Pleasant Hill Senior Center and Teen Center for temporary library activities would be less than the parking demand at the existing library. Absent mitigation, however, the addition of additional cars seeking parking at these locations could result in some parking shortages in the Senior Center and Teen Center parking lots, which would be considered potentially significant. However, as described in MM TRANS-1a, if a potential parking shortage is identified at the senior and teen centers when temporary library uses occupy both sites, a parking management plan to better accommodate temporary library uses would be developed. The Specific Plan could include adjusting library hours, adjusting Senior Center activities, or directing residents of Pleasant Hill to utilize other nearby libraries. (EIR, 3.14-52.) This would reduce impacts to less than significant.

Design details for the Civic Project related to transit bus routes and associated moved stops are not yet available. Absent mitigation, this represents a potentially significant impact. (EIR, 3.14-58.)

Implementation of MM TRANS-1b requires reconstruction of the westbound Bus Route No. 9 along Oak Park Boulevard in its same general existing configuration and ensures the associated pedestrian access is clear to these public transit facilities. Furthermore, new sidewalks and bicycle lanes would be provided that would connect bus stops to other forms of multi-modal transportation. Therefore, transit facility impacts for the Civic Project would be less than significant with mitigation. (EIR, 3.14-58.)

The proposed construction of a right-turn pocket on Oak Park Boulevard at Monticello Avenue could create conflicts between right-turning vehicles and bicyclists, especially during the AM peak-hour when right-turn volumes are the highest. Implementation of MM TRANS-1c would ensure that bicycle lanes and road transitions to and from Oak Park Boulevard to Monticello Avenue are provided in order to prevent conflicts. The Civic Project would enhance bicycle facilities and connections to bicycle paths. Therefore, bicycle facility impacts associated with the Oak Park Boulevard improvements would be less than significant with mitigation. (EIR, 3.14-59.)

The Civic Project could increase pedestrian activity in the area, including pedestrian activity generated by the residential development crossing Monticello Avenue to access the library or sports fields. Absent mitigation, this represents a potentially significant impact. Implementation of MM TRANS-1d would require installation of mid-block high-visibility crosswalks along Monticello Avenue. Therefore, pedestrian facility impacts associated with the Civic Project would be less than significant with mitigation. (EIR, 3.14-60.)

The TIA determined that a direct pedestrian connection from Oak Park Boulevard and Monticello Avenue to the proposed residences would be needed. MM TRANS-1d would ensure pedestrian

connections are provided from the proposed residences to Oak Park Boulevard and Monticello Avenue. Therefore, operational impacts to pedestrian facilities associated with the Residential Project would be less than significant with mitigation. (EIR, 3.14-60.)

The City of Pleasant Hill finds that Mitigation Measures TRANS-1a, 1b, 1c and 1d are feasible, are adopted, and will further reduce Impact Trans-1 with respect to the Civic Project component to a level of less than significant. Further the City of Pleasant Hill finds that Mitigation Measures Trans-1a and Trans-1d are feasible, are adopted, and will further reduce impact Trans-1 with respect to the Residential Project component to a level of less than significant. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant impacts as identified in the EIR. For these reasons and the reasons discussed in the EIR, impacts associated with traffic would be less than significant with mitigation incorporated. (EIR, 3.14-50 through 3.14-65.)

Potential Effect

Impact Trans-4 With the implementation of mitigation, the Specific Plan would not result in inadequate emergency access. (EIR, 3.14-67.)

Findings: Less Than Significant with Mitigation (Civic Project and Residential Project). (EIR, 3.14-70.) Changes or alterations have been required in, or incorporated into, the Specific Plan which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Mitigation Measure

MM TRANS-4 Prepare Fire Access Road Design and Sprinkler System Plan Prior to Construction

Civic Project: Prior to issuance of grading permits, the contractor for the Civic Project shall ensure that designs for the Civic Project include:

- Fire apparatus access road that provides a minimum width of 20 feet and with turning radius of 25 feet inside and 45 feet outside; and

Residential Project: Prior to issuance of grading permits, the contractor for the Residential Project shall ensure that designs for the Residential Project include:

- Fire apparatus access road that provides a minimum width of 20 feet and with turning radius of 25 feet inside and 45 feet outside and either;
- Two separated and approved fire apparatus access roads; or
- An approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the California Fire Code.

Facts in Support of Findings: The proposed park and library would provide adequate access points. In addition, the Civic Project would implement MM TRANS-4, which would require all access points and internal roadways to be compliant with the Pleasant Hill Municipal Code Chapter 14.05. The roadway improvements would not change the configuration of roadways in a way that would restrict

emergency access. Therefore, impacts to emergency vehicle access would be less than significant with mitigation. (EIR, 3.14-69.)

As part of the Residential Project, all homes are currently designed to include an automatic sprinkler system. Implementation of MM TRANS-4 would require that two separate approved access roads are included in the design of the Residential Project or a sprinkler system is included in the residential home design. Additionally, implementation of MM TRANS-4 would require all access points and internal roadways to be compliant with Pleasant Hill Municipal Code, Chapter 14.05, requiring a roadway that can accommodate a fire apparatus, that has a minimum width of 20 feet, and that has a turning radius of 25 feet inside and 45 feet outside. Therefore, impacts related to adequate emergency access would be less than significant with mitigation. (EIR, 3.14-69.)

The City of Pleasant Hill finds that Mitigation Measure TRANS-4 is feasible, is adopted, and will further reduce impacts related to emergency access to a level of less than significant. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant impacts as identified in the EIR. For these reasons and the reasons discussed in the EIR, impacts associated with emergency access would be less than significant with mitigation incorporated. (EIR, 3.14-67 through 3.14-70.)

1.6.13 - Utilities and Service Systems

Potential Effect

Impact UTIL-1 With the implementation of mitigation, the Specific Plan would not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. (EIR, 3.15-20.)

Findings: Less Than Significant with Mitigation (Civic Project and Residential Project). (EIR, 3.15-30.) Changes or alterations have been required in, or incorporated into, the Specific Plan which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Mitigation Measure: Implement MM AIR-2, MM AIR-3, MM GHG-1, MM NOI-1, and MM TRANS-1a (Civic Project and Residential Project)

Facts in Support of Findings: The implementation of the Specific Plan would result in the construction of new water line connections from existing water lines. Absent mitigation, construction related to extension and expansion of existing water infrastructure would represent a potentially significant impact. However, with implementation of construction-related Mitigation Measures (MM) AIR-2, MM AIR-3, MM GHG1, MM NOI-1, and MM TRANS-1a, impacts related to construction or expansion of water supply infrastructure facilities would be reduced to less than significant. Therefore, construction impacts related to planned construction, expansion, and relocation of water infrastructure facilities would be less than significant with mitigation. (EIR, 3.15-21.) Similarly, with implementation of construction-related MM AIR-2, MM AIR-3, MM GHG-1, NOI-

1, and TRANS-1a, construction impacts related to need for expansion of wastewater facilities would be reduced to less than significant. Therefore, impacts related to planned construction, expansion, and relocation of wastewater infrastructure facilities would be less than significant with mitigation. (EIR, 3.15-22.) Construction related to the extension and expansion of existing stormwater infrastructure would represent a potentially significant impact. However, with implementation of construction-related MM AIR-2, MM AIR-3, MM GHG-1, MM NOI1, and MM TRANS-1a, construction impacts related to need for relocation or construction of new or expanded stormwater facilities would be reduced to less than significant. Therefore, construction impacts related to planned construction, expansion, and relocation of wastewater infrastructure facilities would be less than significant with mitigation. (EIR, 3.15-23.)

Potential construction impacts related to construction of the Civic Project and Residential Project (and associated expansion of existing electrical, natural gas, and telecommunication infrastructure) are included in the construction analysis in Section 3.2, Air Quality; Section 3.6, Greenhouse Gas Emissions and Energy; Section 3.10, Noise; and Section 3.14, Transportation. Absent mitigation, construction related to extension and expansion of existing electrical infrastructure, natural gas, and telecommunications would represent a potentially significant impact. However, with implementation of MM AIR-2, MM AIR-3, MM GHG-1, MM NOI-1, and MM TRANS1a, impacts related to need for relocation or construction of new or expanded electrical facilities would be reduced to less than significant. Therefore, construction impacts related to planned construction, expansion, and relocation of electrical infrastructure facilities would be less than significant with mitigation. (EIR, 3.15-23, 24.) All other operational impacts are less than significant and no mitigation is necessary. (EIR, 3.15-20 through 3.15-20 through 3.15-30.)

The City of Pleasant Hill finds that Mitigation Measures AIR-2, AIR-3, GHG-1, NOI-1, and TRANS-1a are feasible, are adopted, and will further reduce Impact UTIL-1 to a level of less than significant. Accordingly, the City finds that, pursuant to Public Resources Code section 21081(a)(1) and State CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Specific Plan that avoid or substantially lessen the potentially significant impacts as identified in the EIR. For these reasons and the reasons discussed in the EIR, impacts would be less than significant with mitigation incorporated. (EIR, 3.15-20 through 3.15-30.)

1.7 - Impacts Identified in the EIR as Being Significant and Unavoidable Even After the Imposition of All Feasible Mitigation Measures

The City of Pleasant Hill hereby finds that, despite the incorporation of mitigation measures outlined in the EIR, these findings, and the attached MMRP, the following impacts from the Specific Plan and related approvals cannot be fully mitigated to a less than significant level and a Statement of Overriding Considerations is adopted

1.7.1 - Cultural Resources and Tribal Cultural Resources

Impact CUL-1 The Residential Project component would cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5. (EIR, 3.4-23.)

Findings: Changes or alterations have been required in, or incorporated into, the Residential Project which avoid or substantially lessen some of the significant environmental effects as identified in the EIR; however, it is not feasible to fully mitigate this impact to a less than significant level. (State CEQA Guidelines, section 15091(a)(1).) Impacts would still remain significant and unavoidable even with mitigation incorporated for the Residential Project component. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3).)

Mitigation Measures

MM CUL-1a Prepare Historic American Building Survey Report for the Existing Library Prior to Demolition

Residential Project: The project sponsor for the Residential Project shall be responsible to have prepared documentation of Pleasant Hill Library using the Historic American Building Survey (HABS) Level II standards as the guideline for recording the building through photographs, drawings, and written description prior to demolition. The following documentation will be determined as adequate to document and record the historic resource:

- **Written Data:** The historic narrative and architectural description prepared for this current study should suffice unless the location of additional drawings or plans by Corlett and Spackman for the Pleasant Hill Library are discovered, and can provide additional information to document the history of the library.
- **Drawings:** Under HABS Level II, if the original drawings of the interior and exterior elevations of the library building are available, they should be reproduced in ink on vellum or Mylar. If the original drawings/plans for the interior and exterior elevations of library building cannot be located, then drawings should be prepared by a licensed architect as follows:
 1. Drawings can be hand-drawings or computer-drawn, using archival ink or pencil on vellum or Mylar.
 2. Scaled drawings created based on field measurements for interior and exterior elevations.
 3. Scaled drawings created based on field measurements for interior and exterior elevations.
 4. Provide details of any character-defining elements such as exposed beams, curtain glass and Vitrenamel units, roof buttress, main room pillar, etc.
 5. If recently executed measured drawings exist, they may substitute for the need to create new drawings.
- **Photographs:** High-quality, color digital photographs, captured by a professional architectural photographer may be used to fully document the property. HABS Level II photo-documentation standards require a representative number of photographs be produced to capture interior and exterior views, and character-defining architectural details, of each section of the library building. It is also

recommended that a representative number of photographs be taken to show the building's setting in context, and in relationship to its surrounding environment. Digital cameras should be 6 megapixels or higher, and prints (4" x 5", 5" x 7", or 8" x 10") be printed on archival stable paper with correct labeling and an accompanying shot maps.

- High-quality, color digital photographs, captured by a professional architectural photographer may be used to fully document the property. HABS Level II photo-documentation standards require a representative number of photographs be produced to capture interior and exterior views, and character-defining architectural details, of each section of the library building. It is also recommended that a representative number of photographs be taken to show the building's setting in context, and in relationship to its surrounding environment. Digital cameras should be 6 megapixels or higher, and prints (4" x 5", 5" x 7", or 8" x 10") be printed on archival stable paper with correct labeling and an accompanying shot maps.

MM CUL-1b Provide History of the Libraries of Pleasant Hill Public Interpretive Display

Residential Project: The project sponsor for the Residential Project shall be responsible to have a "History of the Libraries of Pleasant Hill" interpretive sign or display available for public viewing in the proposed new library. The interpretive sign or display shall present a history (comprised of narrative text and photographs) of the previous libraries in the community, and the significance of the International Style of architecture to the design of the Pleasant Hill Library. The interpretive display shall be prepared by a qualified Architectural Historian or Historian with experience in creating such exhibits and materials for educational purposes. The design and content of the interpretive display shall be approved by the City of Pleasant Hill Planning Division and the County Librarian (or their designee).

Facts in Support of Findings: As discussed above in Section 1.5.4, there are no impacts related to the Civic Project component and no mitigation is necessary. The Pleasant Hill Library located at 1750 Oak Park Boulevard was built 1961. Due to the age of the building, a Historic Resource Evaluation Report was conducted to identify and evaluate the subject property as a potential historic resource. Based on the investigation, per Criterion 3 of the CRHR (distinctive characteristics of a type, period, region, or method of construction), the Pleasant Hill Library building, being an International-style, Mid-century Modern-era building, meets the requirements to be determined a significant resource and eligible for listing in the CRHR. Demolition of the existing library building would result in an adverse impact to this historic resource. This would represent a potentially significant impact. (EIR, 3.4-23–24.) There are no feasible mitigation measures or alternatives that would preserve the building. However, implementation of Mitigation Measure (MM) CUL-1a, requiring extensive documentation of the Pleasant Hill Library using the Historic American Building Survey Level II Standards and MM CUL-1b which, at the direction of the project sponsor for the Residential Project, requires the installation of an interpretive sign or display at the proposed library to commemorate the prior building would lessen the historic loss to the community as a whole. Nonetheless, the demolition of the existing library building would remain a significant and unavoidable impact. (EIR 3.4-23–24.)

The City finds that Mitigation Measures CUL-1a and CUL-1b are feasible, are adopted and will reduce impacts to the fullest extent possible; however, impacts remain significant and unavoidable for the Residential Project component. (EIR, 3.4-25.)

Cumulative Impact: Even with implementation of all available feasible mitigation measures, the Residential Project component would result in significant and unavoidable cumulative impacts relating to cultural resources. (EIR, 3.4-31 through 3.14-33.)

Findings: Changes or alterations have been required in, or incorporated into, the Residential Project which avoid or substantially lessen some of the significant environmental effects as identified in the EIR; however, it is not feasible to fully mitigate this impact to a less than significant level. (State CEQA Guidelines, section 15091(a)(1).) Impacts would still remain significant and unavoidable even with mitigation incorporated. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR. (State CEQA Guidelines, section 15091(a)(3).)

Mitigation Measures: Implement Mitigation Measures CUL-1a and CUL-1b.

Facts in Support of Findings: The demolition of the existing Pleasant Hill Library building, located at 1750 Oak Park Boulevard, would result in a significant and unavoidable cumulative impact with regards to historic resources within the City of Pleasant Hill.

The City finds that Mitigation Measures CUL-1a and CUL-1b are feasible, are adopted and will reduce impacts to the fullest extent possible; however, cumulative impacts remain significant and unavoidable for the Residential Project component. (EIR, 3.4-33.)

1.8 - Findings Regarding Alternatives

1.8.1 - Introduction

This section presents findings regarding alternatives to the Specific Plan. The section provides a summary and discussion of the feasibility of the following alternatives evaluated in the Draft EIR:

- **Alternative 1:** No Project, No Development Alternative
- **Alternative 2:** Code Compliant Alternative
- **Alternative 3:** Partial Historic Preservation Alternative

Alternatives Considered but Rejected from Analysis.

The City considered, but rejected, a full historic preservation alternative under which the existing library building complex would be preserved in full in order to retain the library's historic integrity. (EIR, 6-32.) However, this alternative would not achieve the Civic Project Objective to provide a state of the art library facility. The City also initially considered an Historic Structure Relocation alternative wherein the existing library building would be moved to another location. (EIR, 6-32.) However, moving the existing library building off-site would not retain the library's historic integrity and was

therefore rejected as infeasible. (EIR, 6-32.) The City also considered, but rejected as infeasible, a modified construction schedule alternative suggested during the public comment period that would require the existing library to remain open until the new facility was ready for occupancy. This proposal would add two years to the construction schedule and would increase the severity of existing impacts. Additionally, this suggestion would not reduce or mitigate any impacts compared to the Specific Plan. (FEIR, Responses to Written Comments, Master Response 1, pp. 2-2 through 2-3)

CEQA does not require that an analysis of alternate sites always be included in an EIR. Pursuant to CEQA Guidelines section 15126.6(f)(2), in making the decision to include or exclude analysis of an alternate site, the “key question and first step in analysis is whether any of the significant effects of the Specific Plan would be avoided or substantially lessened in another location. Only locations that would avoid or substantially lessen any of the significant effects of the Specific Plan need to be considered for inclusion in the EIR.” Within the City of Pleasant Hill and surrounding area, no alternative sites were available for the Civic Project and Residential Project that would meet objectives. (EIR, 6-32.) As replacement of the existing library with a new state of the art facility is a key goal of the Civic Project, it was not practical to consider alternative sites.

In accordance with CEQA Guidelines Section 15126.6, the EIR contained a comparative impact assessment of alternatives to the Specific Plan. The primary purpose of this analysis is to provide decision makers and interested agencies, organizations and individuals with information about a reasonable range of potentially feasible alternatives, which could avoid or reduce any of the Specific Plan’s significant adverse environmental effects. Important considerations for this alternatives analyses are noted below:

- An EIR need not consider every conceivable alternative to a project;
- An EIR should identify alternatives that were considered by the lead agency, but rejected as infeasible during the scoping process;
- Reasons for rejecting an alternative include:
 - Failure to meet most of the basic project objectives identified in Section 2.3;
 - Infeasibility; and
 - Inability to avoid significant environmental effects.

Alternative 1: No Project, No Development Alternative.

Description: The No Project, No Development Alternative would avoid the significant and unavoidable cultural resources impacts of the Residential Project under the Specific Plan by avoiding demolition or removal of the architecturally significant elements of the existing library complex, including the library rotunda and connected southern annex building. Under No Project, No Development Alternative, new residential units, a new park, and a new library would not be constructed and operated within the plan area. In addition, the various floodplain management and street improvements as part of the Specific Plan’s Civic Project would not occur. The existing library would remain operational and the administrative offices would remain vacant. The library would remain operational as long as County funding remained available to address ongoing and deferred maintenance issues. The No Project, No Development Alternative would not require any of the

mitigation measures required for the Specific Plan and this Alternative would not result in any significant adverse and unavoidable impacts. (EIR, 6-5 through 6-12.)

Findings: The City rejects No Project, No Development Alternative on the following grounds, each of which provides sufficient and independent justification for rejection of this Alternative: (1) this alternative fails to meet most of the Specific Plan's basic objectives; and (2) this alternative would result in significant and unavoidable environmental impacts. In particular, the City rejects this alternative on the following grounds: 1) by leaving the existing library facility on-site in its dilapidated state, the No Project, No Development Alternative would result in significant and unavoidable geology/soils and hazards/hazardous materials due to lack of upgrades to meet seismic codes, as well as leaving asbestos-containing materials and lead-based paint in place which will continue to pose a health and safety hazard to the public; 2) this alternative will not create a high quality public space for the community to gather because the existing library on-site does not meet current building codes related to current energy, safety, and fire provisions; 3) this alternative would have a greater impact to public services by not adding a new state-of-the-art public library; 4) this alternative would not include the improvements incorporated into the Specific Plan, such as floodplain management, undergrounding of utility lines, on-street vehicle lane restriping, existing traffic signal modification, widening sidewalks, adding bicycle lanes on Monticello Avenue, and adding a new sidewalk on the north side of Oak Park Boulevard; 5) given the cost of on-going maintenance and the need to address deferred maintenance issues, it is unknown how long the existing library will be operational; therefore maintaining the existing library does not meet the objective to provide a library that serves City residents into the future; 6) this alternative will not provide any additional housing to help alleviate the critical housing shortage throughout the Bay Area; and 7) this alternative would not advance any of the overall, residential, parks, library, street improvements, or floodplain improvement plan objectives of the City. (EIR, 6-5 through 6-12.) Accordingly, the City finds this alternative infeasible and the No Project, No Development Alternative is eliminated from further consideration.

Alternative 2: Code Compliant Alternative.

Description: Under the Code Compliant Alternative, the Specific Plan, as currently proposed, would not be implemented. The existing library would remain operational and the administrative offices would remain vacant on the 1750 Oak Park property. No new library or new park would be constructed or operated. The library would remain operational as long as County funding remained available to address ongoing and deferred maintenance issues. The Pleasant Hill 2015 Housing Element designates the 1700 Oak Park Boulevard property as a potential housing site; therefore, the 1700 Oak Park Boulevard property would be developed with a total of 96 single-family, small-lot, detached units as set forth in the Housing Element. This would result in a density of approximately 10 to 12 units per acre on the 1700 Oak Park Boulevard property. No new library or ballfields would be constructed or operated. However, the creek and floodplain improvements and construction of the pedestrian trail, as described under the Specific Plan's Civic Project, would occur. In addition, similar to the Specific Plan's Civic Project, the future pedestrian trail and potential future bridge connecting the proposed on-site pedestrian trail to the off-site EBMUD trail would also be constructed. The roadway improvements as described under the Specific Plan would also occur. (EIR, 6-12-21.)

Findings: The City rejects the Code Compliant Alternative on the following grounds, each of which provides sufficient and independent justification for rejection of this Alternative: (1) this alternative fails to meet most of the Specific Plan’s basic objectives; and (2) this alternative would not avoid significant environmental impacts, and would increase the severity of environmental impacts. In particular, the City rejects this alternative on the following grounds: 1) this alternative would, in general, exacerbate many of the identified impacts due to an increased density of development, especially those related to recreation as this alternative would increase the number of housing units offered, but would not construct a new park; 2) this alternative would result in significant and unavoidable impacts to geology and soils, as well as hazards/hazardous materials impacts by leaving the existing library facility on-site in its current state with asbestos-containing materials, lead-based paint, and noncompliance with current seismic safety codes; 3) this alternative would not develop a modern, state-of-the-art library or an active use park, thus not advancing the library and park component objectives of the City; 4) given the cost of on-going maintenance and the need to address deferred maintenance issues, it is unknown how long the existing library will remain operational; therefore maintaining the existing library does not meet the objective to provide a new library that serves City residents into the future. (EIR, 6-12 through 6-21.) Accordingly, the City finds this alternative infeasible and the Code Compliant Alternative is eliminated from further consideration.

Alternative 3: Partial Historic Preservation Alternative

Description: Under the Partial Historic Preservation Alternative, the proposed new park and new library as detailed under the Specific Plan would be constructed and operated on the 1700 Oak Park property. All creek, floodplain, and roadway improvements, as well as construction of the pedestrian trail as described under the Specific Plan’s Civic Project, would also occur. However, on the 1750 Oak Park property, architecturally significant elements of the existing library complex, including the library rotunda and connected southern annex building would be preserved. Once retrofitted, the buildings could be re-utilized for a residential-serving community center, available to the tenants on the site only, and would not be a resource for the community. Under this alternative, 21,840 to 24,736 gross square feet of the existing library building complex would be demolished. A total of 10 single-family residential units with two accessory dwelling units would be constructed and operated around the rehabilitated section of the existing library structure throughout the 1750 Oak Park property. Similar to the Residential Project, 1750 Oak Park property access would be from off of Monticello Avenue. (EIR, 6-22–29.)

Findings: The City rejects the Partial Historic Preservation Alternative on the grounds that this alternative would not meet some of the project’s basic objectives and would not achieve the project’s objectives to the same degree as the Specific Plan. In particular, the City rejects this alternative for the following reasons, each of which provides sufficient and independent justification for rejection of this alternative: 1) this alternative would not meet the project’s basic objective to “maximize infill development on underutilized properties in an area served by public transit” because it would result in 24 fewer housing units than the Specific Plan (See EIR, ES-2 [Specific Plan would result in development of 34 single-family homes with seven accessory dwelling units], 6-3 [the Partial Historic Preservation Alternative would result in up to just 10 single-family residential units and two accessory dwelling units])—notably, this alternative’s failure to meet this basic objective is particularly significant as there is a critical housing need in the City of Pleasant Hill and the greater Bay Area; and 2) this alternative would not achieve any of the residential objectives to the same

degree as the Specific Plan because it would reduce the available housing by 24 units (EIR, 6-24). Further, this Alternative would reduce the number of housing units. For the foregoing reasons, the Partial Historic Preservation Alternative is eliminated from further consideration. (State CEQA Guidelines, § 15126.6, subd. (c).)

Environmentally Superior Alternative

Section 15126.6(e)(2) of the State CEQA Guidelines indicates that an analysis of alternatives to a proposed project shall identify an environmentally superior alternative among the alternatives evaluated in an EIR.

Each of the three alternatives considered in the Draft EIR would lessen the environmental impacts relative to the proposed plan to a certain degree (as described above and further in the EIR Chapter 6, Alternatives). Overall, based on these Findings, the Partial Preservation Alternative would be considered the environmentally superior alternative because it avoids the significant and unavoidable impacts associated with demolishing the existing library. However, this alternative is rejected because it fails to fully implement objectives, especially those regarding the provision of housing. (EIR, 6-31.)

1.9 - Findings Regarding Growth Inducement

CEQA Guidelines Section 15126.2(e) requires a discussion of the ways in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Typical growth-inducing factors might be the extension of urban services or transportation infrastructure to a previously unserved or underserved area, or the removal of major barriers to development.

Implementing the Specific Plan would directly induce growth in the City in a manner consistent with the Citywide land use densities/intensities envisioned in the Pleasant Hill 2003 General Plan for this area of Pleasant Hill. (EIR, 5-2.) The proposed library would continue to provide space for the City's existing library personnel, and the positions at the existing library would be relocated to the new library with no increase in permanent jobs or employees. (EIR, 5-2.) The other plan components are not anticipated to require new employees during operation. (EIR, 5-2.) Temporary construction workers are not expected to permanently move to the area due to the development of the Specific Plan.

The Residential Project would develop 34 single-family homes with seven accessory dwelling units and would be expected to result in an additional population of approximately 103 persons. Conservatively assuming that all of the approximately 103 people would be new to the City, the population growth associated with the Residential Project would represent 0.29 percent of the total 35,068 population of the City of Pleasant Hill as reported by the CDF in 2018. (EIR, 5-2.) Therefore, direct population growth as a result of the Specific Plan is considered negligible. In addition, this direct population growth associated with the Specific Plan would be consistent with growth projections for the City as projected by the Association of Bay Area Governments. The Specific Plan would also not significantly and adversely affect the permanent jobs/housing balance, because the Specific Plan would create residential development without increasing the number of permanent jobs. Therefore, it would not create a housing demand above what would otherwise occur in the City. Housing included as part of the Residential Project would help the City achieve a more balanced

job/housing balance by providing much-needed housing. (EIR, 5-2.) Additionally, the Civic Project and Residential Project would be compatible with the surrounding residential uses and not pressure adjacent properties to redevelop with new or different land uses. As a result, it is not anticipated that nearby residents would relocate resulting in indirect growth-inducing impacts on other areas as a result of the Specific Plan.

Therefore, the Specific Plan would not remove a barrier to growth nor create an indirect population increase. Because the Specific Plan would not result in indirect growth, negatively alter the existing jobs/housing balance, or be inconsistent with the Pleasant Hill 2003 General Plan, or Pleasant Hill 2015 Housing Element's direct growth projections for the City, the growth-inducing impact would be less than significant. (EIR, 5-1 through 5-3.)

1.10 - Findings Regarding Significant Irreversible Environmental Changes

Under Sections 15126(c) and 15126.2(d) of the State CEQA Guidelines, the City should consider any significant irreversible environmental changes that would occur should the Specific Plan be implemented. Generally, a project would result in significant irreversible environmental changes if any of the following would occur:

- Involve a large commitment of non-renewable resources;
- The primary and secondary impacts would generally commit future generations to similar uses;
- Involves uses in which irreversible damage could result from any potential environmental accidents; or
- The proposed consumption of resources are not justified.

Should the Specific Plan be approved, the City finds that implementation of the Specific Plan would not result in significant and irreversible environmental changes, as detailed in Section 5.3 of the EIR and summarized below.

The Specific Plan preserves open space and protected trees, however, some trees will be removed during the construction process. The Specific Plan would result in 47.36 percent of the site being left as open space or landscaped area. Of the 302 trees on-site, 154 are "protected trees" under Pleasant Hill's Tree Preservation Ordinance. Pursuant to the Pleasant Hill's Tree Preservation ordinance, non-protected trees would be replaced at a 1:1 ratio and protected trees are replaced by two trees for each protected tree removed. (EIR, 5-3.) Construction debris recycling practices would be expected to allow for the recovery and reuse of building materials such as concrete, lumber, and steel and would limit disposal of these materials, some of which are non-renewable. Construction would include the use of building materials, such as petroleum-based products and metals that cannot reasonably be recreated. (EIR, 5-3.) Construction also would involve significant consumption of energy, usually petroleum-based fuels that deplete supplies of nonrenewable resources. (EIR, 5-3.) Construction of structures and infrastructure would consume energy and water; however, because of its temporary and one-time nature, construction associated with the Specific Plan would not represent a significant irreversible use of resources.

Once construction is complete, the land uses associated with the Civic Project and Residential Project would use some nonrenewable fuels to heat and light structures and consume water. (EIR, 5-3.) The new residential, semi-public and institutional, and recreational uses would be required to be built to and adhere to the latest adopted edition of the California Green Building Standards Code, which includes a number of standards that would reduce energy demand, water consumption, wastewater generation, and solid waste generation that would collectively reduce the demand for resources. This compliance would result in the emission and generation of less pollution and effluent and lessen the severity of corresponding environmental effects. Thus, although the Specific Plan would result in an irretrievable commitment of non-renewable resources, energy for heat and light and water for irrigation and plumbing would not be consumed inefficiently, unnecessarily, or wastefully. (EIR, 5-3.)

Furthermore, the Civic Project and Residential Project do not have the potential to cause significant environmental accidents through releases into the environment, as they would not involve large quantities of hazardous materials. In addition, the plan area is located within an urbanized area that is not within a State responsibility area or land classified as a Very High Fire Hazard Severity Zone. Given that the southeast area of the City of Pleasant Hill is not located in steep terrain surrounded by natural vegetation nor does it consistently experience high winds, the plan area would be not be substantially prone to wildfires. (EIR, 5-4.) As discussed in EIR Section 3.12, Public Services, the existing fire protection facilities would be adequate to serve the Civic Project and Residential Project, and the Specific Plan would not result in a significant and unavoidable impact related to the need for new or altered fire protection facilities. Thus, implementation of the Specific Plan would not have the potential to result in significant environmental accidents related to wildfire hazards and would not result in significant irreversible environmental changes. (EIR, 5-4.)

Custodian of Record; Scope and Content of Record

The documents and materials that constitute the record of proceedings concerning the adoption of these Findings are located at:

City of Pleasant Hill
100 Gregory Lane
Pleasant Hill, CA 94523

Hours:
Monday through Wednesday: 8:30 a.m.–5:00 p.m.
Thursday: 8:30 a.m.–6:00 p.m.
Friday: 8:30 a.m.–1:00 p.m.
Saturday and Sunday: Closed

This information is provided in compliance with Public Resources Code section 21081.6.

Various documents, information, testimony, reports, studies, analyses and other materials (both oral and written) constitute the record upon which the City bases these Findings and the basis for the City's approval and/or adoption contained herein. These Findings cite specific pieces of evidence, but none of the City's findings are based solely on those cited pieces of evidence. Rather, these

Findings are based upon the entire record, and the City intends to rely upon all supporting evidence in the record for each of its conclusions contained herein.

The documents in the record include, without limitation, all items referenced in Public Resources Code section 21167.6(e):

- (i) All Specific Plan application materials;
- (ii) The Notice of Preparation (NOP) and all other public notices issued by the City in conjunction with the Specific Plan;
- (iii) All responses to the NOP received by the City;
- (iv) The complete EIR (including the DEIR, the Final EIR, and all appendices attached thereto);
- (v) All staff reports and related documents prepared by the lead agency and/or consultants with respect to the lead agency's compliance with the substantive and procedural requirements of this division and with respect to the action on the Specific Plan and each of its development components;
- (vi) All staff reports and related documents prepared by the lead agency and written testimony or documents submitted by any person relevant to any findings or statement of overriding considerations adopted by the lead agency pursuant to this division;
- (vii) All documentary and oral evidence received and reviewed at public hearings, public meetings, study sessions, and workshops on the EIR, and any transcript or minutes of the proceedings at which any advisory body or decision making body heard testimony on, or considered the EIR;
- (viii) All written comments received in response to, or in connection with, the EIR, including comments made during the scoping meeting and comments on the Draft EIR;
- (ix) The Mitigation Monitoring and Reporting Program;
- (x) The reports and technical memoranda included or referenced in any responses to comments;
- (xi) All documents, studies, EIRs, or other materials incorporated by reference in, or otherwise relied upon during the preparation of, the Draft EIR and the FEIR;
- (xii) Matters of common knowledge to the City, including, but not limited to, federal, state, the Municipal Code, General Plan, and local laws, ordinances, and regulations;
- (xiii) Any documents expressly cited in these Findings and Statement;
- (xiv) Any other relevant materials required to be in the record of proceedings by Public Resources Code Section 21167.6(e); and
- (xv) Any additional items not included above if otherwise required by law.

Exhibit "B"

MITIGATION MONITORING AND REPORTING PROGRAM

**Mitigation Monitoring and Reporting Program
for the
Oak Park Properties Specific Plan
Environmental Impact Report
Pleasant Hill, California**

Prepared for:
City of Pleasant Hill
100 Gregory Lane
Pleasant Hill, CA 94523
925.671.5218

Contact: Troy Fujimoto, Acting City Planner

Prepared by:
FirstCarbon Solutions
1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597
925.357.2562

Contacts: Mary Bean, Project Director
Liza Baskir, Project Manager

Report Date: December 19, 2019

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PREFACE

Pursuant to Public Resources Code Section 21081.6, the City of Pleasant Hill (lead agency) hereby finds that the mitigation measures set forth in the Mitigation Monitoring and Reporting Program (MMRP) will reduce or avoid the potentially significant and significant impacts of the Specific Plan (proposed plan) to the extent feasible for the reasons described in the Environmental Impact Report (EIR). The lead agency intends for each of the mitigation measures to be adopted as recommended in the EIR. In the event of any inconsistencies between the mitigation measures set forth in the EIR and the MMRP, the MMRP shall control.

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Table 1: Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
Aesthetics					
<p>MM AES-4: Adhere to City’s Design Review Process Civic Project and Residential Project: As part of the City’s review process, the Civic Project and Residential Project shall each include the following features in its design review submittal:</p> <ul style="list-style-type: none"> Structures facing a public street or neighboring property shall use minimally reflective glass, and other materials and colors used on the exterior of buildings and structures shall be selected with attention to minimizing reflective glare. 	<p>Civic Project and Residential Project: Include in design review submittal documents</p>	<p>Civic Project and Residential Project: Prior to issuance of building permit</p>	<p>Civic Project and Residential Project: City of Pleasant Hill, Planning Division</p>		
Air Quality					
<p>MM AIR-2: Implement BAAQMD Best Management Practices During Construction Civic Project and Residential Project: The following Best Management Practices (BMPs), as recommended by the BAAQMD, shall be included in the design of the Civic Project and Residential Project and implemented during construction:</p> <ul style="list-style-type: none"> All active construction areas shall be watered at least two times per day. All exposed non-paved surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and access roads) shall be watered at least three times per day and/or non-toxic soil stabilizers shall be applied to exposed non-paved surfaces. All haul trucks transporting soil, sand, or other loose material off-site shall be covered and/or shall maintain at least 2 feet of freeboard. 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 shall be limited to 15 miles per hour. 	<p>Civic Project and Residential Project: Include in project construction documents; City of Pleasant Hill, Building Division shall inspect the worksite regularly to ensure the construction mitigation measures are implemented</p>	<p>Civic Project and Residential Project: Prior to issuance of building permit and during construction</p>	<p>Civic Project and Residential Project: City of Pleasant Hill, Building, Engineering and Planning Divisions</p>		

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 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 regarding idling restrictions shall be provided for construction workers at all access points. All construction equipment shall be 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. The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The City of Pleasant Hill and the construction contractor shall take corrective action within 48 hours. The BAAQMD’s phone number shall also be visible to ensure compliance with applicable regulations. 					
<p>MM AIR-3: Use Construction Equipment That Meets Tier IV Off-road Emission Standards Civic Project and Residential Project: During construction activities, all off-road equipment with engines greater than 50 horsepower shall meet either EPA or ARB Tier IV Interim off-road emission standards. The construction contractor for the Civic Project and for the Residential Project 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 equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, and engine serial number. If engines that comply with Tier IV Interim off-road emission</p>	<p>Civic Project and Residential Project: Incorporate into bid documents;</p> <p>On-site inspection and submittal of logs</p>	<p>Civic Project and Residential Project: Prior to issuance of building permit</p> <p>Prior to any fuel powered grading or construction activities</p>	<p>Civic Project and Residential Project: City of Pleasant Hill, Building, Engineering and Planning Divisions</p>		

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
standards are not commercially available, then the construction contractor for the Civic Project and for the Residential Project 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 Civic Project and Residential Project of equipment. The contractor can maintain records for equipment that is not commercially available by providing letters from at least two rental companies for each piece of off-road equipment where the Tier IV Interim engine is not available.					
Biological Resources					
<p>MM BIO-1a: Avoid Active Migratory Bird Nests During Construction</p> <p>Civic Project and Residential Project: 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"> • Implementation of the following avoidance and minimization measures would avoid or minimize potential effects to migratory birds and habitat in and adjacent to the Civic Project and Residential Project sites. These measures shall be implemented for construction work in the plan area that occurs during the nesting season (February 15 through August 31): - 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 and other migratory birds within the construction area, including a 300-foot survey buffer, no more than 3 days prior to the start of ground disturbing activities in the construction area. 	<p>Civic Project and Residential Project: Pre-construction surveys by a qualified Biologist; submittal of survey documents; periodic on-site inspection and monitoring</p>	<p>Civic Project and Residential Project: No more than 3 days prior to the start of ground disturbing activities in the construction area between February 15 and August 31</p>	<p>Civic Project and Residential Project: City of Pleasant Hill, Planning Division; United States Fish and Wildlife Service and/or California Department of Fish and Wildlife (as appropriate)</p>		

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> - 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 shall include consultation with a qualified Biologist to determine appropriate exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet around an active raptor nest and 50-foot radius around an active migratory bird nest) or alteration of the construction schedule. - A qualified biologist shall delineate the buffer using nest buffer signs, environmentally sensitive area 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. 					
<p>MM-BIO-1b: Avoid Active Migratory and Nesting Bats Roosts During Construction Civic Project and Residential Project: The following measures shall be implemented prior to construction work related to building, other structure, or tree removal or modification in the plan area:</p> <ul style="list-style-type: none"> • If suitable roosting habitat for special-status bats will be affected by Civic and Residential Project construction (e.g., removal of buildings or trees, modification of bridges), a qualified wildlife biologist will 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 beginning ground disturbance and/or construction. Survey methodology may include visual surveys of bats (e.g., 	<p>Civic Project and Residential Project: Pre-construction surveys by a qualified Biologist; submittal of survey documents; periodic on-site inspection and monitoring</p>	<p>Civic Project and Residential Project: No less than 7 days and no more than 14 days prior to beginning ground disturbance and/or construction</p>	<p>Civic Project and Residential Project: City of Pleasant Hill, Planning Division; California Department of Fish and Wildlife (as appropriate)</p>		

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p>observation of bats during foraging period), inspection for suitable habitat, bat sign (e.g., guano), or use of ultrasonic detectors (Anabat, etc.). Visual surveys will include trees within 0.25 mile of construction activities, where practicable. 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.</p> <ul style="list-style-type: none"> • 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 will be excluded from the roosting site before the facility is removed. A mitigation program addressing compensation, exclusion methods, and roost removal procedures will be developed prior to implementation. Exclusion methods may include use of one-way doors at roost entrances (bats may leave but cannot not 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). • If roosts cannot be avoided or it is determined that construction activities may cause roost abandonment, such activities may not commence until permanent, elevated bat houses have been installed outside of, but near the construction area. Placement and height will 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 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p>MM-BIO-1c: Avoid Active Turtle Dens During Construction Civic Project: The project sponsors for the Civic Project shall implement the following measures for construction work on the Civic Project site during the overwintering season (October 1 through February 28/29):</p> <ul style="list-style-type: none"> • The project sponsors for the Civic Project shall avoid construction on the Civic Project site when western pond turtle adults and hatchlings are overwintering (October 1 to February 28/29), because of the likelihood that turtle adults and juveniles could be present in upland habitats (i.e., the ruderal field adjacent to the Creek Corridor). If construction activities must occur during this time frame, a survey for overwintering locations shall be conducted no more than 14 days prior to construction. If this species is found overwintering within the Civic Project site, den locations shall be avoided until the area is unoccupied, as determined by a qualified biologist. • No more than 30 days prior to the first ground-disturbing activities, the project sponsors for the Civic Project shall retain a qualified wildlife biologist to conduct a focused survey for western pond turtle to determine presence or absence of this species within a 100-foot radius of the disturbance area. If construction occurs between April 1 and September 30, this survey shall include turtle nests. If a nest is found within a 100-foot radius of the Civic Project site, construction shall not take place within 100 feet of the nest until the turtles have hatched or the eggs have been moved to an appropriate location under consultation with a qualified biologist. • Before any activities begin on the Civic Project, an approved biologist will conduct a Worker Environmental Awareness Program (WEAP) for all construction personnel. At a 	<p>Civic Project: Pre-construction survey; submittal of survey documents</p> <p>Conduct a Worker Environmental Awareness Program (WEAP) for all construction personnel</p>	<p>Civic Project: No more than 30 days prior to the first ground-disturbing activities; during construction from October 1 through February 28/29</p>	<p>Civic Project: City of Pleasant Hill, Planning Division; California Department of Fish and Wildlife (as appropriate)</p>		

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p>minimum, the training will include a description of the western pond turtle and its habitat, the specific measures that are being implemented to conserve western pond turtle on the Civic Project site. Brochures, books, and briefings may be used in the WEAP, provided that a qualified person is on hand to answer any questions.</p> <ul style="list-style-type: none"> • Revegetation will occur with an assemblage of native riparian/wetland and riparian upland vegetation suitable for Grayson Creek and its associated riparian corridor. Locally collected plant materials will be used to the extent practicable. Invasive, exotic plants will be controlled to the maximum extent practicable during construction. This measure will be implemented by the City in all areas disturbed by activities associated with Grayson Creek and its associated riparian corridor, unless the CDFW and project sponsors for the Civic Project determine that it is not feasible or practical. • The number of access routes, size of staging areas, and the total area of the activity will be limited to the minimum necessary. Environmentally Sensitive Areas will be established to confine access routes and construction areas to the minimum area necessary to complete construction, and minimize the impact to western pond turtle habitat; this goal includes locating access routes and construction areas outside of riparian areas to the maximum extent practicable. 					

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p>MM BIO-2a: Obtain CWA Sections 401 and 404 Permits Prior to Construction</p> <p>Civic Project: Prior to the fill of any potentially jurisdictional waters as part of the Civic Project, the project sponsors for the Civic Project shall consult with the USACE to determine the extent, if at all, that waters of the United States may be impacted by the Grayson Creek Outfalls Project. This consultation may include a jurisdictional delineation.</p> <p>If potential jurisdictional waters cannot be avoided, the following steps shall be adhered to with regard to permits:</p> <ul style="list-style-type: none"> • The project sponsors for the Civic Project shall obtain a Section 404 Clean Water Act (CWA) permit for impacts to waters of the United States. The City shall also obtain a Section 401 water quality certification from the RWQCB. This permit and certification shall be obtained prior to issuance of grading permits for the implementation of the proposed Grayson Creek Outfalls Project. • The project sponsors for the Civic Project shall design the Civic Project to result in no net loss of functions and values of waters of the United States by incorporating impact avoidance, impact minimization, and/or compensatory mitigation for the impact, as determined in the Section 404 permit and 401 water quality certification. • Compensatory mitigation may consist of (1) obtaining credits from a mitigation bank; (2) making a payment to an in-lieu fee program that will conduct wetland, stream, or other aquatic resource restoration, creation, enhancement, or preservation activities; and/or (3) providing compensatory mitigation through an aquatic resource restoration, establishment, enhancement, and/or preservation activity. This final type of compensatory mitigation may be provided at or adjacent to the impact site (i.e., on-site mitigation) or 	<p>Civic Project: Obtain CWA Section 401 and 404 permits and physical implementation of agreement conditions via on-site inspection</p>	<p>Civic Project: Prior to issuance of grading permit and during construction</p>	<p>Civic Project: City of Pleasant Hill, Engineering Division</p>		

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
at another location, usually within the same watershed as the permitted impact (i.e., off-site mitigation). The project/permit applicant retains responsibility for the implementation and success of the mitigation project.					
<p>MM BIO-2b: File Notification of Streambed Alteration Agreement Prior to Construction Civic Project: In order to protect the long-term habitat of Grayson Creek, the project sponsors for the Civic Project shall ensure that the Creek is not obstructed and human intrusion into the riparian area is minimized. In compliance with Section 1600 of the California Fish and Game Code, the project sponsors for the Civic Project shall file a notification of a Streambed Alteration Agreement prior to conducting any construction activities within the creek corridor, defined by the CDFW as the top of bank plus the outer edge of the dripline of riparian vegetation. Measures shall include but not be limited to the implementation of erosion and bank stabilization measures, riparian habitat enhancement, and/or restoration and revegetation of the stream corridor habitat at no less than a 1:1 ratio. The details of this mitigation effort shall be outlined in a riparian habitat mitigation plan that shall be implemented as part of the construction of the outfalls.</p>	<p>Civic Project: Obtain Section 1600 Streambed Alteration Agreement; Riparian Restoration and Monitoring Plan shall be established</p>	<p>Civic Project: Prior to issuance of grading permit</p>	<p>Civic Project: City of Pleasant Hill, Engineering Division; California Department of Fish and Wildlife (as appropriate)</p>		
<p>MM BIO-5a: Obtain Tree Removal Permits Prior to Construction Civic Project and Residential Project: Any plan affecting trees should be reviewed by the Certified Arborist with regard to tree impacts. These include, but are not limited to, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans and demolition plans.</p>	<p>Civic Project and Residential Project: Obtain tree removal permit</p>	<p>Civic Project and Residential Project: Prior to tree pruning or removal and grading and during clearing, grading, and construction</p>	<p>Civic Project and Residential Project: City of Pleasant Hill, Planning Division; Certified Arborist</p>		

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p>MM BIO-5b: Implement Tree Protection Treatments Prior to Construction Civic Project and Residential Project:</p> <ul style="list-style-type: none"> • The Demolition Contractor shall meet with the Certified Arborist before beginning work to discuss work procedures and tree protection. Of specific concern is removal of existing chain-link fence in along the northeast and east property lines. • Cap and abandon all existing underground utilities within the Tree Protection Zone in place. Removal of utility boxes by hand is acceptable but no trenching should be performed within the Tree Protection Zone in an effort to remove utilities, irrigation lines, etc. • Fence trees to completely enclose the Tree Protection Zone prior to demolition, grubbing, or grading. Fences shall be 6-foot chain link or equivalent as approved by the City of Pleasant Hill. Fences are to remain until all construction is completed. • Trees to be preserved may require pruning to provide construction clearance. Pruning of off-site trees should be performed with the property owner’s permission. All pruning shall be completed by a Certified Arborist or Tree Worker. Pruning shall adhere to the latest edition of the ANSI Z133 and A300 standards as well as the Best Management Practices—Tree Pruning published by the International Society of Arboriculture. • Structures and underground features to be removed within the Tree Protection Zone shall use the smallest equipment, and operate from outside the Tree Protection Zone. The consultant shall be on-site during all operations within the Tree Protection Zone to monitor demolition activity. 	<p>Civic Project and Residential Project: Incorporation into project design and construction documents; on-site inspection of construction site by Certified Arborist</p>	<p>Civic Project and Residential Project: Prior to tree pruning and grading and during clearing, grading, and construction</p>	<p>Civic Project and Residential Project: City of Pleasant Hill, Building, Engineering and Planning Divisions; Certified Arborist</p>		

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p>MM BIO-5c: Implement Tree Protection Guidelines During Construction Civic Project and Residential Project:</p> <ul style="list-style-type: none"> • Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Certified Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures. • Fences have been erected to protect trees to be preserved. Fences define a specific Tree Protection Zone for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Certified Arborist. • Any excavation within the dripline or other work that is expected to encounter tree roots should be approved and monitored by the Certified Arborist. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw. The Certified Arborist will identify where root pruning is required. • If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Certified Arborist so that appropriate treatments can be applied. • Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside the Tree Protection Zone by cutting all roots cleanly to the depth of the excavation. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw or other approved root pruning equipment. The Certified Arborist will identify where root pruning is required. • All underground utilities, drain lines, or irrigation lines shall be routed outside the Tree Protection Zone. If lines must traverse through the protection area, they shall be tunneled or bored under the tree as directed by the Certified Arborist. 	<p>Civic Project and Residential Project: Implement Tree Protection Guidelines</p>	<p>Civic Project and Residential Project: Prior to grading and tree pruning and during clearing, grading, and construction s</p>	<p>Civic Project and Residential Project: City of Pleasant Hill, Planning Division; Certified Arborist</p>		

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> No materials, equipment, spoil, waste, or washout water may be deposited, stored, or parked within the Tree Protection Zone (fenced area). Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel. 					
<p>MM BIO-5d: Monitor Tree Health Post Construction Civic Project and Residential Project: The health and structural stability of tree should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. As trees age, the likelihood of branches or entire trees failing will increase. Therefore, annual inspection of trees for structural stability, and signs of insects or disease is recommended to determine any potential future maintenance needs.</p>	<p>Civic Project and Residential Project: Annual tree health inspections</p>	<p>Civic Project and Residential Project: Post construction</p>	<p>Civic Project and Residential Project: City of Pleasant Hill, Maintenance Division; Certified Arborist</p>		
Cultural Resources and Tribal Cultural Resources					
<p>MM CUL-1a: Prepare Historic American Building Survey Report for the Existing Library Prior to Demolition Residential Project: The project sponsor for the Residential Project shall be responsible to have prepared documentation of Pleasant Hill Library using the Historic American Building Survey (HABS) Level II standards as the guideline for recording the building through photographs, drawings, and written description prior to demolition. The following documentation will be determined as adequate to document and record the historic resource:</p> <ul style="list-style-type: none"> Written Data: The historic narrative and architectural description prepared for this current study should suffice unless the location of additional drawings or plans by Corlett 	<p>Residential Project: Preparation of documentation recording on-site historic resources</p>	<p>Residential Project: Prior to issuance of demolition permit for the Pleasant Hill Library</p>	<p>Residential Project: City of Pleasant Hill, Planning Division</p>		

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p>and Spackman for the Pleasant Hill Library are discovered, and can provide additional information to document the history of the library.</p> <ul style="list-style-type: none"> • Drawings: Under HABS Level II, if the original drawings of the interior and exterior elevations of the library building are available, they should be reproduced in ink on vellum or Mylar. If the original drawings/plans for the interior and exterior elevations of library building cannot be located, then drawings should be prepared by a licensed architect as follows: <ol style="list-style-type: none"> 1. Drawings can be hand-drawings or computer-drawn, using archival ink or pencil on vellum or Mylar. 2. Scaled drawings created based on field measurements for interior and exterior elevations. 3. Scaled drawings created based on field measurements for interior and exterior elevations. 4. Provide details of any character-defining elements such as exposed beams, curtain glass and Vitrenamel units, roof buttress, main room pillar, etc. 5. If recently executed measured drawings exist, they may substitute for the need to create new drawings. • Photographs: High-quality, color digital photographs, captured by a professional architectural photographer may be used to fully document the property. HABS Level II photo-documentation standards require a representative number of photographs be produced to capture interior and exterior views, and character-defining architectural details, of each section of the library building. It is also recommended that a representative number of photographs be taken to show the building's setting in context, and in relationship to its surrounding environment. Digital cameras should be 6 megapixels or higher, and prints (4" x 5", 5" x 7", or 8" x 10") be printed on archival stable paper with correct labeling and an accompanying shot maps. 					

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> High-quality, color digital photographs, captured by a professional architectural photographer may be used to fully document the property. HABS Level II photo-documentation standards require a representative number of photographs be produced to capture interior and exterior views, and character-defining architectural details, of each section of the library building. It is also recommended that a representative number of photographs be taken to show the building’s setting in context, and in relationship to its surrounding environment. Digital cameras should be 6 megapixels or higher, and prints (4” x 5”, 5” x 7”, or 8” x 10”) be printed on archival stable paper with correct labeling and an accompanying shot maps. 					
<p>MM CUL-1b: Provide History of the Libraries of Pleasant Hill Public Interpretive Display <i>Residential Project:</i> The project sponsor for the Residential Project shall be responsible to have a “History of the Libraries of Pleasant Hill” interpretive sign or display available for public viewing in the proposed new library. The interpretive sign or display shall present a history (comprised of narrative text and photographs) of the previous libraries in the community, and the significance of the International Style of architecture to the design of the Pleasant Hill Library. The interpretive display shall be prepared by a qualified Architectural Historian or Historian with experience in creating such exhibits and materials for educational purposes. The design and content of the interpretive display shall be approved by the City of Pleasant Hill Planning Division and the County Librarian (or their designee).</p>	<p><i>Residential Project:</i> Obtain interpretive sign or display of “History of the Libraries of Pleasant Hill” available to the public to be prepared by a qualified Architectural Historian or Historian with experience in creating such signs/displays</p>	<p><i>Residential Project:</i> Prior to issuance of occupancy permit</p>	<p><i>Residential Project:</i> City of Pleasant Hill, Planning Division; County Librarian</p>		

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p>MM CUL-2: Conduct Construction Archeological Resources Monitoring Civic Project: An Archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology should inspect the Civic Project site once grubbing and clearing is complete, and prior to any grading or trenching into previously undisturbed soils. Due to an increased probability of encountering undiscovered resources, the archaeologist shall monitor all grading and ground disturbing activities taking place within 100 feet of Grayson Creek. If the archaeologist believes that a reduction in monitoring activities is prudent, then a letter report detailing the rationale for making such a reduction and summarizing the monitoring results shall be provided to the City of Pleasant Hill for concurrence. 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 shall avoid altering the materials until an archaeologist has evaluated the situation. The City and Recreation and Park District 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 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 Civic Project shall be recorded on appropriate California Department of Parks and Recreation</p>	<p>Civic Project: Qualified archaeologist’s on-site inspection; archeological monitoring; provision of Section 15064.5 permit(s); copy of DPR 523 forms; submittal of findings and documentation</p> <p>Residential Project: Qualified archaeologist’s on-site inspection; archeological monitoring; provision of Section 15064.5 permit(s); copy of DPR 523 forms; submittal of findings and documentation</p>	<p>Civic Project: Once site clearing and grubbing has been completed; prior to issuance of grading permit; during grading activity within 100-feet of Grayson Creek</p> <p>Residential Project: Once site clearing and grubbing has been completed; prior to issuance of grading permit</p>	<p>Civic Project: City of Pleasant Hill, Planning Division; archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology</p> <p>Residential Project: City of Pleasant Hill, Planning Division; archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology</p>		

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p>(DPR) 523 forms and will be submitted to the City of Pleasant Hill, the Northwest Information Center, and the State Historic Preservation Office (SHPO), as required.</p> <p>Residential Project: An archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology should inspect the Residential Project site once grubbing and clearing is complete, and prior to any grading or trenching into previously undisturbed soils. If the archaeologist believes that a reduction in monitoring activities is prudent, then a letter report detailing the rationale for making such a reduction and summarizing the monitoring results shall be provided to the City of Pleasant Hill for concurrence. 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 shall avoid altering the materials until an archaeologist has evaluated the situation. The County 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 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 Residential Project site shall be recorded on appropriate DPR 523 forms and will be submitted to the City of Pleasant Hill, the Northwest Information Center, and the SHPO, as required.</p>					

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p>MM CUL-3: Stop Construction Upon Encountering Human Remains Civic Project and Residential Project: In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and Section 5097.98 shall be followed. (This mitigation may affect both projects depending on the location of any discovered remains.)</p> <p>If during the course of construction of the Civic Project or the Residential Project, there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> 1. There shall be no further excavation or disturbance within 100 feet of the remains until the 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 coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the 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. 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 within the plan area in a location not subject to further subsurface disturbance: <ul style="list-style-type: none"> • The NAHC is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 48 hours after being notified by 	<p>Civic Project and Residential Project: Review of Native American Heritage Commission correspondence; on-site inspection and monitoring; submittal of findings and documentation</p>	<p>Civic Project and Residential Project: In the event human remains are encountered</p>	<p>Civic Project and Residential Project: City of Pleasant Hill, Planning Division; Native American Heritage Commission; Alameda County Coroner</p>		

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p>the commission.</p> <ul style="list-style-type: none"> • The descendant identified fails to make a recommendation. • The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner. <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. 					
Geology and Soils					
<p>MM GEO-1: Prepare Grading and Construction Plans that Incorporate Geotechnical Study Reports Recommendations</p> <p>Civic Project: Prior to issuance of the grading permits for the Civic Project, development of the final grading and foundation plans shall incorporate the site-specific earthwork, foundation, slab-on-grade, retaining walls, and pavement design recommendations, as detailed in the geotechnical report prepared for the Civic Project site prepared by ENGEQ, Inc. on July 2, 2018 (revised September 24, 2018). The project sponsors for the Civic Project shall coordinate with a City-approved Geotechnical Engineer and Engineering Geologist to tailor the grading and foundation plans, as needed, to reduce risk related to known soil and geologic hazards and to improve</p>	<p>Civic Project: Approval of final grading and foundation plans by City-approved Geotechnical Engineer</p> <p>Residential Project: Approval of final grading and foundation plans by City-approved Geotechnical Engineer</p>	<p>Civic Project: Prior to issuance of grading permits; during grading and construction activities</p> <p>Residential Project: Prior to issuance of grading permits; during grading and construction activities</p>	<p>Civic Project: City of Pleasant Hill, Building and Engineering Divisions; City-approved Geotechnical Engineer</p> <p>Residential Project: City of Pleasant Hill, Building and Engineering Divisions; City-approved Geotechnical Engineer</p>		

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p>the overall stability of the Civic Project site. The final grading plans for the Civic Project shall be reviewed by the City-approved Geotechnical Engineer.</p> <p>Grading operations shall also meet the requirements of the recommendations included in the geotechnical report prepared for the Civic Project site prepared by ENGEO, Inc. on July 2, 2018 (revised September 24, 2018). During construction, the City-approved Geotechnical Engineer shall monitor construction of the Civic Project to ensure the earthwork operations are properly performed.</p> <p>Residential Project: Prior to issuance of the grading permits for the Residential Project, development of the final grading and foundation plans shall incorporate the site-specific earthwork, foundation, slab-on-grade, retaining walls, and pavement design recommendations, as detailed in the geotechnical report for the Residential Project site prepared by ENGEO, Inc. on September 4, 2018. The project sponsor for the Residential Project shall coordinate with a City-approved Geotechnical Engineer and Engineering Geologist to tailor the grading and foundation plans, as needed, to reduce risk related to known soil and geologic hazards and to improve the overall stability of the Residential Project site. The final grading plans for the Residential Project shall be reviewed by the City-approved Geotechnical Engineer.</p> <p>Grading operations shall also meet the requirements of the recommendations included in the geotechnical report for the Residential Project site prepared by ENGEO, Inc. on September 4, 2018. During construction, the City-approved Geotechnical Engineer shall monitor construction of the Residential Project to ensure the earthwork operations are properly performed.</p>					

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p>MM GEO-6: Paleontological Resources Monitoring During Construction Civic Project and Residential Project: A paleontological monitor shall be present during all excavations that exceed 10 feet in depth or otherwise have the potential to impact previously undisturbed Pleistocene alluvium. In the event a fossil is discovered during construction for the proposed plan, excavations within 50 feet of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist in accordance with Society of Vertebrate Paleontology standards. The project sponsors for the Civic Project and Residential Project shall include a standard inadvertent discovery clause in every proposed plan-related construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and implement a data recovery plan that is consistent with the Society of Vertebrate Paleontology standards. Any recovered fossil should be deposited in an appropriate repository, such as the UCMP, where it will be properly curated and made accessible for future studies.</p>	<p>Civic Project and Residential Project: Review of construction specifications; on-site inspection/monitoring; review of data recovery plan</p>	<p>Civic Project and Residential Project: During all excavations that exceed 10 feet in depth or otherwise have the potential to impact previously undisturbed Pleistocene alluvium</p>	<p>Civic Project and Residential Project: City of Pleasant Hill, Planning Division; Paleontological monitor</p>		
<p>Greenhous Gas Emissions and Energy</p>					
<p>MM GHG-1: Implement and Document Annual GHG Emissions Reduction Measures Civic Project: Prior to the issuance of the certificate of occupancy, the contractor for the Civic Project shall provide documentation to the City of Pleasant Hill that the Civic Project would achieve additional annual GHG emission reductions of 56 MT CO2e per year in 2021 and decreasing to 25 MT CO2e per year in 2030, based on current estimates of GHG emissions, through any combination of the following measures</p>	<p>Civic Project: Record in contract specifications, project plan review</p> <p>Residential Project: Record in contract specifications; project plan review</p>	<p>Civic Project: Prior to issuance of certificate of occupancy permit</p> <p>Residential Project: Prior to issuance of certificate of occupancy permit</p>	<p>Civic Project: City of Pleasant Hill, Planning Division</p> <p>Residential Project: City of Pleasant Hill, Planning Division</p>		

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p>or other measures approved by the City:</p> <ul style="list-style-type: none"> • Commit to purchasing electricity from a utility offering 100 percent renewable power for some or all of the power needs for the Civic Project. • Install on-site solar panels to generate electricity for a portion of electricity consumption for the Civic Project. • Install on-site charging units for electric vehicles consistent with parking requirements in California Green Building Standards Code (CALGreen) Section 5.106.5.2 • Provide a plan documenting how a ridesharing program for library employees would be implemented starting no later than 60 days after operations of the Civic Project begins. • Purchase voluntary carbon credits from a verified GHG emissions credit broker in an amount sufficient to offset operational GHG emissions of approximately 56 MT CO₂e per year over the lifetime of the Civic Project (or a reduced amount estimated based on implementation of other measures listed above). Copies of the contract(s) shall be provided to the City Planning Department. <p>Residential Project: Prior to the issuance of the certificate of occupancy, the contractor for the Residential Project shall provide documentation to the City of Pleasant Hill that the Residential Project would achieve additional annual GHG emission reductions of 30 MT CO₂e per year in 2021 and decreasing to 14 MT CO₂e per year in 2030, based on current estimates of the project-related GHG emissions, through any combination of the following measures or other measures approved by the City:</p> <ul style="list-style-type: none"> • Commit to purchasing electricity from a utility offering 100 percent renewable power for some or all of the power needs associated with the Residential Project. • Install on-site solar panels to generate electricity for a portion 					

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p>of electricity consumption for the Residential Project.</p> <ul style="list-style-type: none"> • Install on-site charging units for electric vehicles consistent with parking requirements in California Green Building Standards Code (CALGreen) Section 5.106.5.2 • Purchase voluntary carbon credits from a verified GHG emissions credit broker in an amount sufficient to offset operational GHG emissions of approximately 30 MT CO₂e per year over the lifetime of the Residential Project (or a reduced amount estimated based on implementation of other measures listed above). Copies of the contract(s) shall be provided to the City planning department. 					
Hazards, Hazardous Materials, and Wildfire					
<p>MM HAZ-2a: Removal of Asbestos-Containing Material Prior to Demolition <i>Residential Project:</i> Prior to the issuance of a demolition permit for the existing library buildings, the project sponsor for the Residential Project shall (1) hire a California Registered Asbestos Abatement Contract to remove all asbestos containing materials, prior to impacting them, and (2) conduct Final Clearance inspections (visual) to document the completion of the resource action. If suspect materials, not discussed in the Asbestos and Lead Based Paint Sampling Report dated March 22, 2019, are discovered during future demolition operations, all general work activities which could impact the discovered suspect asbestos-containing material should cease until confirmation sampling can be conducted.</p>	<p><i>Residential Project:</i> Conduct asbestos surveys; Final Clearance Inspection and review of documentation materials</p>	<p><i>Residential Project:</i> Prior to the issuance of a demolition permit for the existing library buildings</p>	<p><i>Residential Project:</i> City of Pleasant Hill, Building Division</p>		

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p>MM HAZ-2b: Removal of Lead-Based Paint During Demolition Residential Project: During demolition, the project sponsor for the Residential Project shall complete demolition activities in accordance with California Code of Regulations Title 17, Division 1, Chapter 8, Article 1. All construction work where an employee may be occupationally exposed to lead-containing paint, including demolition, must comply with the OSHA Regulation 29 Code of Federal Regulations 1926.62, and Cal-OSHA Title 8 California Code of Regulations 1523.1. If suspect painted surfaces, not discussed in the Asbestos and Lead Based Paint Sampling Report dated March 22, 2019, are discovered during future demolition operations, all general work activities which could impact the discovered painted surface should cease until confirmation sampling can be conducted.</p>	<p>Residential Project: Record in contract specifications</p>	<p>Residential Project: During demolition of the existing library buildings</p>	<p>Residential Project: City of Pleasant Hill, Building Division</p>		
<p>Hydrology and Water Quality</p>					
<p>MM HYD-3: Prepare Final Drainage Plan Prior to Grading Civic Project: Prior to issuance of grading permits, the contractor for the Civic Project shall submit a drainage plan that incorporates the measures included in the Specific Plan Floodplain Evaluation Report and a Civic Project-specific Floodplain Evaluation Report. These measures shall be coordinated with the City Public Works and Community Development Engineering Division in order to reduce risk related to flooding within a designated floodplain. The drainage plans (including for the separate storm drainage systems and bioretention basin) shall be reviewed by City Public Works and Community Development Engineering Division to ensure that the design will accommodate the 100-year storm event as detailed in the Floodplain Evaluation Report. Three specific performance measures shall be achieved through the implementation of this mitigation measure:</p>	<p>Civic Project: Submittal and implementation of drainage plan; on-site inspection</p>	<p>Civic Project: Prior to issuance of grading permits</p>	<p>Civic Project: City of Pleasant Hill, Engineering Division</p>		

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p>Storm Drainage Systems Design Two separate storm drainage systems (western and eastern) shall replace the existing single 24-inch drainage systems along Oak Park Boulevard. The western system shall upsize the existing 24-inch storm drain pipe currently located along Oak Park Boulevard on the south side of the proposed residential development. The new eastern system shall upsize the existing 24-inch and 30-inch diameter storm drains to 36-inch and 48-inch diameter pipes, and shall convey runoff eastward to a new outfall at Grayson Creek.</p> <p>Bioretention Basin Design A bioretention basin capable of retaining waters from a 100-year storm event shall be installed adjacent to Grayson Creek and east of the proposed library (adjacent to Grayson Creek). The basin shall have sufficient capacity, in combination with the storm drainage systems, to offset the reduced floodplain footprint of the plan area, as outlined in the Floodplain Evaluation Report.</p> <p>Grading for New Athletic Fields Design As outlined in the Floodplain Evaluation Report, grading for the athletic fields shall be designed in combination with the storm drainage systems and the bioretention basin to provide additional floodplain storage at the Civic Project site to offset the reduced floodplain footprint on the Civic Project site. Final specifications shall be confirmed as part of the design phase and prior to issuance of a grading permit.</p>					

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
Noise					
<p>MM NOI-1: Implement Noise-reduction Measures During Construction Civic Project and Residential Project: To reduce potential construction noise impacts, the following noise-reduction measure shall be implemented during construction of the Civic Project and Residential 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 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 the nearest residential land uses. • The construction contractor shall designate a noise disturbance coordinator who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (starting too early, bad muffler, etc.) and establishment reasonable measures necessary to correct the problem. The construction contractor shall visibly post a telephone number for the disturbance coordinator at the construction site. • The construction contractor shall ensure that construction 	<p>Civic Project and Residential Project: Record in contract specifications; periodic on-site inspection/monitoring and submittal of on-site inspection monitoring reports</p>	<p>Civic Project and Residential Project: During construction</p>	<p>Civic Project and Residential Project: City of Pleasant Hill, Building and Planning Divisions</p>		

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
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activities are limited to the hours between 7:30 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. and 6:00 p.m. on Saturday. Construction activities shall not occur at any time on City-recognized holidays and Sundays.					
Transportation					
<p>MM TRANS-1a: Prepare and Implement Construction Traffic Management Plan Civic Project: Prior to issuance of grading permits, the contractor for the Civic Project shall prepare a Construction Traffic Management Plan that includes the following items. The approved plan shall be implemented during construction.</p> <ul style="list-style-type: none"> • Provide a temporary traffic signal at the Oak Park Boulevard at Monte Cresta Avenue intersection during the time periods when Monticello Avenue is closed between Oak Park Boulevard and Santa Barbara Road. Because the Civic Project would account for 65 percent of the total trips associated with proposed plan, the Civic Project sponsors are responsible for 65 percent of the cost of the temporary signal. • Maintain a pedestrian connection between Santa Barbara Road and Oak Park Boulevard, to the greatest extent feasible. Should there be time periods when the provision of a pedestrian connection would affect worker or pedestrian safety, a pedestrian detour route shall be established with appropriate wayfinding, noticing, and potentially crossing guards during peak periods around school bell times. • Monitor parking demand at the senior and teen centers when temporary library uses occupy both sites and should a potential parking shortage be identified, develop a parking management plan to better accommodate temporary library uses. The parking management plan could include adjusting library hours, adjusting Senior Center activities, or directing 	<p>Civic Project: Review and approval of Construction Traffic Management Plan; periodic on-site inspection</p> <p>Residential Project: Review and approval of Construction Traffic Management Plan; periodic on-site inspection</p>	<p>Civic Project: Prior to issuance of grading permits and during construction</p> <p>Residential Project: Prior to issuance of grading permits and during construction</p>	<p>Civic Project: City of Pleasant Hill, Engineering Division and Recreation and Park District (monitoring parking demand)</p> <p>Residential Project: City of Pleasant Hill, Engineering Division</p>		

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p>residents of Pleasant Hill to utilize other nearby libraries.</p> <ul style="list-style-type: none"> • Staging plan for the Civic Project that maximizes on-site storage of materials and equipment • A set of comprehensive traffic control measures, including 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 access routes • 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 <p>Residential Project: Prior to issuance of grading permits, the contractor for the Residential Project shall prepare a Construction Traffic Management Plan that includes the following items. The approved Construction Traffic Management Plan shall be implemented during construction.</p> <ul style="list-style-type: none"> • Provide a temporary traffic signal at the Oak Park Boulevard at Monte Cresta Avenue intersection during the time periods when Monticello Avenue is closed between Oak Park Boulevard and Santa Barbara Road. Because the Residential Project would account for 35 percent of the total trips associated with proposed plan, the County is responsible for 35 percent of the cost of the temporary signal. • Project Staging Plan to maximize on-site storage of materials and equipment • A set of comprehensive traffic control measures, including 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 					

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
access routes <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 					
MM TRANS-1b: Reconstruct Bus Route with Pedestrian Clear-way Along Oak Park Boulevard Prior to Construction Civic Project: Prior to issuance of grading permits, the contractor for the Civic Project shall ensure the design of the Civic Project includes: <ul style="list-style-type: none"> • Reconstruction of the westbound Bus Route No. 9 along Oak Park Boulevard in its same general area, with transit amenities similar to those provided today (bench). • Maintenance of a 4-foot pedestrian clear-way through the transit stop-area when considering transit amenity placement. 	Civic Project: Identification on site circulation plans and site plan review and approval; site inspection	Civic Project: Prior to issuance of grading permits	Civic Project: City of Pleasant Hill, Engineering Division		
MM TRANS-1c: Prepare Bicycle Transitions Civic Project: Prior to issuance of grading permits, the contractor for the Civic Project shall ensure the final design of Monticello Avenue at Oak Park Boulevard provides: <ul style="list-style-type: none"> • Transitions to/from Oak Park Boulevard to Monticello Avenue for bicyclists. 	Civic Project: Identification on site circulation plans and site plan review and approval; site inspection	Civic Project: Prior to issuance of grading permits	Civic Project: City of Pleasant Hill, Engineering Division		

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<p>MM TRANS-1d: Install Mid-block High-visibility Pedestrian Crosswalks along Monticello Avenue and Oak Park Boulevard Civic Project: Prior to issuance of grading permits, the contractor for the Civic Project shall ensure designs for the Civic Project include either:</p> <ul style="list-style-type: none"> • New or reconstructed curb-ramps and directional ramps where feasible or • Mid-block high visibility pedestrian crosswalk on Monticello Avenue on the north side of the library driveways (i.e., install a Rectangular Rapid Flashing Beacon at the crosswalk). <p>Residential Project: Prior to issuance of grading permits, the contractor for the Residential Project shall provide project plans for review and approval that include either:</p> <ul style="list-style-type: none"> • New or reconstructed curb-ramps and directional ramps, where feasible; or • Mid-block high visibility pedestrian crosswalk on Monticello Avenue on the north side of the library driveways (i.e., install a Rectangular Rapid Flashing Beacon at the crosswalk). 	<p>Civic Project: Identification on site circulation plans and site plan review and approval; site inspection</p> <p>Residential Project: Identification on site circulation plans and site plan review and approval; site inspection</p>	<p>Civic Project: Prior to issuance of grading permits</p> <p>Residential Project: Prior to issuance of grading permits</p>	<p>Civic Project: City of Pleasant Hill, Engineering Division</p> <p>Residential Project: City of Pleasant Hill, Engineering Division</p>		
<p>MM TRANS-4: Prepare Fire Access Road Design and Sprinkler System Plan Prior to Construction Civic Project: Prior to issuance of grading permits, the contractor for the Civic Project shall ensure that designs for the Civic Project include:</p> <ul style="list-style-type: none"> • Fire apparatus access road that provides a minimum width of 20 feet and with turning radius of 25 feet inside and 45 feet outside; and <p>Residential Project: Prior to issuance of grading permits, the contractor for the Residential Project shall ensure that designs for the Residential Project include:</p> <ul style="list-style-type: none"> • Fire apparatus access road that provides a minimum width of 20 feet and with turning radius of 25 feet inside and 45 feet outside and either; 	<p>Civic Project: Identification on site circulation plans and site plan review and approval; site inspection</p> <p>Residential Project: Identification on site circulation plans and site plan review and approval; site inspection</p>	<p>Civic Project: Prior to issuance of grading permits</p> <p>Residential Project: Prior to issuance of grading permits</p>	<p>Civic Project: City of Pleasant Hill, Engineering Division</p> <p>Residential Project: City of Pleasant Hill, Engineering Division</p>		

Table 1 (cont.): Oak Park Properties Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> • Two separated and approved fire apparatus access roads; or • An approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the California Fire Code. 					