

Appendix D-1

**Contra Costa County General Plan EIR
Impacts and Mitigation Summary**

TABLE 2-1
SUMMARY OF ENVIRONMENTAL IMPACTS

Impacts	Mitigation Measures
4.1	LAND USE, ZONING AND GROWTH MANAGEMENT
4.1-1	<p>The draft General Plan, Land Use Policies, Land Use Map/Urban Limit Line (ULL) substantially changes the existing pattern of land use in Contra Costa County by concentrating population and growth within a specific boundary and preserving land outside the ULL for open space.</p>
	<p>4.1-1 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>4.1-1(a) Land Use Element Policies 3-5 through 3-12 will lessen this impact but not reduce it to a less than significant level.</p> <p><u>Additional Mitigation Measures</u></p> <p>4.1-1(b) The County should develop Draft General Plan requirements which mandate memoranda of understanding (MOU) with local government jurisdictions where potential conflicts exist between the ULL and urban uses. This could be in the form of "preserve agreements" such as those with Briones Hills or the City of San Ramon regarding public service/development agreements.</p> <p>4.1-1(c) The County should encourage LAFCO, to the extent consistent with its authority, to develop annexation criteria that would consider the consistency of a proposed annexation with the ULL program standards and the growth management standards.</p> <p>4.1-1(d) The County should consider establishing county-wide programs and support of non-profit organizations for the development of open space easements, conservation easements, transfer of development rights, agricultural mitigation fees, subdivision/cluster developments, establishing an Open Space/Agricultural Trust Fund, and mechanisms for preferential tax treatment, and direct purchase/leaseback.</p>
4.1-2	<p>The draft General Plan Land Use Element proposes land use policy changes that would conflict with existing or proposed uses at the periphery of the area general plans or local land use plans.</p>
	<p>4.1-2 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>4.1-2(a) During project review (of the Draft General Plan) require that proposed uses on the edges of land use designations be</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
	evaluated to ensure compatibility with adjacent planned uses (Implementation Measure 3-a).
	<u>Additional Mitigation Measures</u>
	4.1-2(b) The County General Plan Land Use Map should be changed to reflect all recently adopted General Plan amendments and Area General Plans by the County.
	4.1-2(c) The County shall conduct a study of minimum parcel sizes in agricultural districts needed to implement General Plan policies and adopt such parcel sizes.
	4.1-2(d) The County shall re-zone the properties that are proposed by the draft County General Plan for changes in land use designation, as appropriate to ensure Zoning/General Plan conformity.
	4.1-2(e) The County shall re-examine all zoning of properties in the unincorporated area and re-zone properties to remove any General Plan/zoning nonconformities, especially in the Oakley-North Brentwood, El Sobrante, West Pittsburg, and Bethel Island areas.
	4.1-2(f) A new land use district should be created to conform with the definition of the Delta Recreation and Resources land use designation, and a new district should be added (or the existing A-3 district could be significantly modified) to regulate uses in the Agricultural Core area of East County, consistent with the Plan's definition of this designation.

Table 2-1 (Continued)

Impacts	Mitigation Measures
<p>4.1-3 The proposed draft General Plan would require the modification of existing zoning ordinances and zoning designations, thereby, causing inconsistencies with existing uses.</p>	<p>4.1-3 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>4.1-3(a) Revise the County Zoning Ordinance and other ordinances as needed to conform with the land use designations included in this General Plan (e.g., delete the F-R, U, A-1, and F-1 zoning districts; create a new Commercial Recreation district.) (Implementation Measure 3-a).</p> <ul style="list-style-type: none"> o Amend the R-40 district to require a minimum lot size of 43,560 square feet; create new multiple family district(s) (Implementation Measure 3-s). o Define auto dismantling activity in the County Zoning Ordinance as an industrial use, and confine its future development to designated industrial areas (Implementation Measure 3-aa). o Create a new zoning district for County airports similar to the Planned Unit (P-1) District zone which provides for public review of on-site projects, and rezone both airports to that district (Implementation Measure 5-aj). o Create a new zoning district to regulate private land use on the two public airports (Implementation Measure 5-am). o Review the County Ordinance Code to ensure that farm worker and farm family member housing are permitted in agricultural areas (Implementation Measure 6-bz). <p>4.1-3(b) Modify Implementation Measure 3(ab) as follows:</p> <p>Review and revise all districts defined in the Zoning Ordinance to ensure that the regulations do not allow uses in the districts that are inconsistent with this General Plan.</p> <p>4.1-3(c) Amend the County Zoning Ordinance to include a "Significant Ecological Resources Area" combining district. Apply the district to all properties mapped within a significant ecological resource area as defined in (a) above.</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
4.1-3(d)	<p data-bbox="1176 239 1889 388">Include in the regulations of the combining district the provisions of (d), (e), (f), (g), and (h) above. Also include in the provisions of the combining district performance criteria and standards which shall apply to projects within the district (Implementation Measure 8-k).</p> <p data-bbox="1176 424 1889 514">Modify the agricultural zoning districts to allow agricultural service businesses and uses in agriculturally designated areas as follows (Implementation Measure 8-s):</p> <ul style="list-style-type: none"> <li data-bbox="1176 553 1889 639">o Small agricultural service businesses, which can be defined as a home occupation, are permissible in all agricultural designations; <li data-bbox="1176 678 1889 859">o Larger agricultural service businesses which have more than one employee but are clearly subordinate to on-site production activities, and which occupy less than 1/2 acre of land and do not adversely affect agricultural production in the area, may be permissible in all agricultural designations, subject to issuance of a land use permit; <li data-bbox="1176 898 1889 1016">o Agricultural service businesses that occupy more than one-half acre of land and are not subordinate to on-site production activities will require rezoning with a "Agricultural Service Combining District" overlay.}
4.1-3(e)	Review and revise, as necessary, minimum lot size standards in agricultural zoning districts to be consistent with the goals and policies in this General Plan (Implementation Measure 8-u).
4.1-3(f)	Rezone designated mineral resource areas to stringent agricultural zoning designations (A-20, A-40, or A-80) to protect them for future recovery and from incompatible land uses (Implementation Measure 8-bl).
4.1-3(g)	Establish a buffer zone around designated resource areas which will be rezoned to restrictive agricultural zones of A-20, A-40 or A-80 (Implementation Measure 8-bm).

Table 2-1 (Continued)

Impacts	Mitigation Measures
	<u>Additional Mitigation Measures</u>
	4.1-3(h) The County Zoning Ordinance should be amended as needed to conform with the General Plan categories, and to delete inappropriate uses from agricultural, residential, commercial, and industrial districts.
	4.1-3(i) The County should determine specific uses to be added to be added to the Zoning Ordinance as permitted (or permitted conditionally); delete inappropriate uses not defined under the draft plan. All of the agricultural districts, except the A-3 and A-4 districts, should be modified to conditionally allow farm equipment repair and welding (as well as other small agricultural service businesses); small tasting rooms; improved campgrounds; and "bed and breakfast" inns of five or fewer bedrooms which are on lots of 20 acres or more.
	4.1-3(j) All of the existing agricultural zoning districts should be modified to delete currently allowed conditional uses which are not defined as appropriate in the draft General Plan, such as hospitals, medical and dental offices, and commercial radio and television receiving and transmitting facilities. In the General Agriculture A-2 district, uses that may require urban services such as community buildings, fraternal clubs, and public or private schools should also be deleted.
	4.1-3(k) Two new zoning districts should be created, or existing districts should be significantly modified, to conform with the intended uses of the Agricultural Core and the Delta Recreation General Plan designations.
	4.1-3(l) In order to resolve the existing zoning/plan inconsistency in the Delta area, a new zoning district should be created and adopted allowing the specific agricultural and low density recreational uses defined in the draft plan for the Delta Recreation and Resources designation, and excluding all other uses.

Table 2-1 (Continued)

Impacts	Mitigation Measures
4.1-3(m)	As an additional recommended implementation measure, the County should conduct an in-depth study of the issue of farm worker and farm family member housing and recommend specific changes to the zoning and other County ordinances.
4.1-3(n)	All of the existing commercial and residential zoning districts should be modified to delete uses such as hospitals, medical and dental offices, greenhouses or commercial nurseries, and commercial radio and television receiving and transmitting facilities. In the existing General Commercial (C) and Retail Business (R-B) zoning districts, uses such as multiple family housing, manufacturing research activities, and industrial uses such as sheet metal shops, contractor's yards, warehouses and freight terminals should also be deleted as allowable uses.
4.1-3(o)	The Retail Business and Special Retail Business districts (R-B and Special R-B), Neighborhood Business and Planned Neighborhood Business districts (N-B and Planned N-B), and Community Business district (C-B) should be consolidated from five districts into one or two districts.
4.1-3(p)	In a similar fashion the overlapping regulations of the Administrative Office (A-O) and Limited Office (O-1) districts should be revised and consolidated into one district. Inappropriate uses now allowed in the Limited Office district should be deleted.
4.1-3(q)	The two heavy industrial zoning districts currently employed in the County Code should be revised to be consistent with the new General Plan requiring new permit requirements, or else the draft plan measure should be deleted.
4.1-3(r)	The Heavy Industrial (H-I) and Controlled Heavy Industrial (W-3) zoning districts should be consolidated into a single district, unless there is a public purpose to be served by different conditional permitting requirements in different unincorporated industrial areas.

Table 2-1 (Continued)

Impacts	Mitigation Measures
<p>4.1-4 The pace of growth in the unincorporated County areas could be slowed, constrained, or subject to a phasing program and would intensify population growth in the incorporated city population.</p>	<p>4.1-4 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>4.1-4(a) The County's growth management program includes an annual review of land supply and monitoring; infrastructure constraints/funding analysis will be performed every five years.</p> <p>4.1-4(b) The growth management program will be stringently coordinated with local government plans to facilitate the growth planned within the cities spheres of influences and buffer zones.</p>
	<p><u>Additional Mitigation Measures</u></p> <p>None suggested.</p>
<p>4.1-5 The growth management program could increase the development standards of housing projects to the extent that the housing demand could exceed supply, creating displaced populations.</p>	<p>4.1-5 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>4.1-5(a) Infrastructure and housing needs will be evaluated annually, and the five year review period of the program will coincide with the five year review of the housing program, helping to facilitate the housing needs of growth population areas in the County.</p>
	<p><u>Additional Mitigation Measures</u></p> <p>None suggested.</p>
<p>4.1-6 Conflicts could occur with the Contra Costa County Transportation Authority's pending Growth Management Element.</p>	<p>4.1-6 <u>Mitigation Measure proposed by the Draft General Plan</u></p> <p>4.1-6(a) Performance standards relating to traffic levels of service, air quality, etc. will be consistent with those mandated by Measure C and the County Transportation Authority.</p> <p><u>Additional Mitigation Measures</u></p> <p>4.1-6(b) Actively participate in the development of the Contra Costa County Transportation Authority's development of the Model Growth Management Element.</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
	4.1-6(c) Review and, if necessary, modify the Growth Management Element following adoption of the Contra Costa County Transportation Authority's Model Growth Management Element.
4.2 AGRICULTURAL RESOURCES	
4.2-1 A total of approximately 3,895 acres of prime (Class I and II) and 4,904 acres of non-prime agricultural land in East Contra Costa County land would be converted to urban uses, and consequently lost for agricultural projection, due to adoption of the draft County General Plan.	<p data-bbox="1168 514 1871 540"><u>Mitigations Measures Proposed by the Draft General Plan</u></p> <p data-bbox="1052 573 1881 663">4.2-1(a) Urban development in the future shall take place within areas designated by this plan for urban growth. (Policy 8-32)</p> <p data-bbox="1052 696 1881 754">4.2-1(b) Agriculture shall be protected to assure a balance in land use. (Policy 8-33)</p> <p data-bbox="1052 787 1881 845">4.2-1(c) The County shall encourage agriculture to continue operating adjacent to developing urban areas. (Policy 8-34)</p> <p data-bbox="1052 878 1881 1001">4.2-1(d) Detach land in agricultural production not planned for development from any special taxing districts which are intended to serve urban needs, such as sewage treatment and hospital districts. (Measure 8-f)</p> <p data-bbox="1052 1034 1881 1092">4.2-1(e) Encourage owners of agricultural land to enter the Agricultural Preserve Program. (Measure 8-bc)</p>
4.2-2 Loss through conversion to urban uses of approximately 2,850 acres of prime agricultural lands (Class I and II soils) in the unincorporated areas within the Brentwood Sphere of Influence and of approximately 645 acres of prime agricultural lands within the Oakley planning area would occur due to the adoption of the draft County General Plan.	<p data-bbox="1168 1135 1856 1161"><u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p data-bbox="1168 1194 1239 1221">None.</p> <p data-bbox="1168 1254 1545 1281"><u>Additional Mitigation Measures</u></p> <p data-bbox="1052 1321 1881 1409">4.2-2(a) The "Agricultural Core" designation should be retained from the current County General Plan for approximately 2,235 acres of prime land in the northern Brentwood Sphere.</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
	4.2-2(b) The "Agricultural Core" designation should be retained from the current County General Plan for approximately 615 acres of prime land in the southern and eastern Brentwood Sphere.
	4.2-2(c) The "Light Industry" and "M8" designations proposed for 438 acres of predominantly prime land north of Cypress Road and east of the ATSF tracks should be deleted and redesignate the area to an agricultural category, unless the County makes a finding overriding consideration that the industry, housing, public water access and community center/park needs for the community of Oakley outweigh the need to preserve farmland in this location. Redesignate the "Multiple Family" designation on 90 acres bounded by the ATSF tracks and Marsh Creek channel to an agricultural category, unless the County adopts a policy that the housing need outweighs the need to preserve farmland in this location.
4.2-3 Adoption of the draft General Plan would create a loss of approximately 375 acres of prime agricultural lands (Class I and II soils) in the North Richmond area. Additionally, there would be an increased pressure on 50 acres of existing nursery operations, which are designated "Agricultural Lands," to convert to urban uses.	4.2-3 <u>Mitigation Measures Proposed by the Draft General Plan</u> 4.2-3 Large contiguous areas of the County should be encouraged to remain in agricultural production, as long as economically viable. (Policy 8-30)
4.2-4 Loss through conversion to urban uses of approximately 480 acres of non-prime agricultural lands within the Oakley planning area, in the Westside area of San Ramon, and in other smaller areas of the County.	<p data-bbox="1176 965 1562 990"><u>Additional Mitigation Measures</u></p> <p data-bbox="1176 1047 1375 1072">None suggested.</p> <p data-bbox="1065 1078 1873 1103">4.2-4 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p data-bbox="1176 1141 1251 1166">None</p> <p data-bbox="1176 1204 1549 1229"><u>Additional Mitigation Measure</u></p> <p data-bbox="1176 1266 1893 1329">4.2-4 The area should be designated as "Agricultural Lands" to prevent loss of agricultural land to urbanization.</p>
4.2-5 Adoption of the draft General Plan would result in increased pressure on remaining agricultural land in the County to convert to urban uses due to speculation and the growth-	4.2-5 <u>Mitigation Measures Proposed by the Draft General Plan</u>

Table 2-1 (Continued)

Impacts	Mitigation Measures
<p>inducing impacts of planned housing and residential growth, especially in East County. Continued fragmentation (subdivision) of parcels in agricultural areas may also occur due to the processing of applications according to existing 5-acre minimum parcel size requirement.</p>	<p>4.2-5(a) Discourage applications for major subdivisions of agricultural lands. Where such applications are accepted for processing, require concurrent application for rezoning of such lands to the Planned Unit Development District. Require deed of development rights to prevent further subdivision. (Measure 8-aa)</p> <p>4.2-5(b) Review and revise, as necessary, minimum lot size standards in agricultural zoning districts within the Urban Limit Line to be consistent with the goals and policies in this General Plan. Minimum lot sizes for prime productive agricultural soils (Class I and II) shall be set at 40 acres outside the Urban Limit Line. (Measure 8-ae)</p> <p>4.2-5(c) To reduce adverse impacts on agricultural and environmental values and urban costs to taxpayers, scattered development and major subdivisions in outlying areas shall be discouraged. (Policy 8-30, 8-31)</p> <p>4.2-5(d) Requests for subdivisions of land designated for Agriculture or open space uses shall be reviewed for consistency with the plan with many stringent criteria (Policy 8-y followed with 13 implementation measures).</p>
<p>4.2-6 Land use and other conflicts between agricultural and urban uses, especially in urban-rural fringe areas may increase with the adoption of the draft County General Plan.</p>	<p><u>Additional Mitigation Measure</u></p> <p>None suggested.</p> <p>4.2-6 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>4.2-6(a) Urban development shall be required to establish effective buffers between them and land planned for agricultural uses (policy 8-35). The plan also includes ten implementation programs specifying the construction of natural or constructed buffers, such as fences or adequate setbacks, for new development adjacent to agricultural operations as well as other programs (page 8-29,30).</p> <p>4.2-6(b) Prepare and adopt a "Right to Farm" ordinance which clearly protects ranchers and farmers within an agricultural district;</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
<p>4.2-7 Pressure on remaining agricultural land in the County to connect to urban uses due to the growth-inducing impacts of planned infrastructure improvements, especially roadways and other facilities in East County may increase with the adoption of the draft County General Plan.</p>	<p>require an agricultural notification statement in the property deeds for all new residential lots created in or adjacent to planned agricultural districts (Measures 8-ar and 8-ap).</p>
	<p><u>Additional Mitigation Measures</u></p>
	<p>None suggested.</p>
	<p>4.2-7 <u>Mitigation Measures Proposed by the Draft General Plan</u></p>
	<p>4.2-7(a) Water and sewer services to the East County airport will be limited to serve only the airport properties; utilities will not serve growth on the adjacent properties. (Policies 5-49 and 5-50)</p>
	<p>4.2-7(b) Discourage the construction of growth-inducing highways and roads serving areas outside LAFCO designated Spheres of Influence, unless the growth-inducing impacts of the project have been mitigated. Highways built in non-urban areas should limit access to what is necessary to serve planned land uses and emergency needs. (Measure 8-a)</p>
	<p>4.2-7(c) Detach land in agricultural production not planned for development from any special taxing districts which are intended to serve urban needs, such as sewage treatment and hospital districts; allow water lines and other urban infrastructure which must be constructed across agricultural properties outside LAFCO-designated Spheres of Influence in order to serve parks, other open space uses or existing urban development, of a size as needed to serve the open space or existing urban uses. Do not require adjacent property owners to pay for the service, and mitigate to an insignificant level any identified growth-inducing impacts of the project (Measure 8-af, 8-aq and 8-w).</p>
	<p><u>Additional Mitigation Measures</u></p>
	<p>4.2-7(d) The Delta Expressway and Vasco Road replacement should have restricted access, and incorporate other siting and design features identified in existing project-specific</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
	environmental documents. The loss of 260 acres of agricultural land due to the Delta Expressway is unavoidable if this project is approved as proposed.
	4.2-7(e) The land use map should be amended to designate the extent of land to be acquired by the County for the East Contra Costa County Airport near Byron as "Public/Semi-Public" upon acquisition.
	4.2-7(f) The following policies and implementation programs should be added to the General Plan as recommended by the Agricultural Task Force:
	<p>Policy: Minimize the impact of public facilities planned in East County by consolidating those facilities into a transportation corridor.</p>
	<p>Implementation: Encourage public agencies and utilities to coordinate projects within existing and proposed transportation corridors.</p>
<p>4.3 POPULATION, HOUSING, AND EMPLOYMENT</p>	<p>4.3-1 <u>Mitigation Measures Proposed by the Draft General Plan</u></p>
<p>4.3-1 The adoption of the draft General Plan would allow for potential growth of about 77,906 new housing units and about 145,206 new residents by the end of the planning period.</p>	<p>4.3-1 Housing infill shall be supported and stimulated where the jobs/housing ratio shows an overabundance of jobs to housing. (Policy 3-1)</p>
	<p>Job infill shall be supported and stimulated where the jobs/housing ratio shows an overabundance of housing to jobs. (Policy 3-2)</p>
	<p>Areas experiencing rapid urban growth shall be developed so as to provide a balance of new residential and employment opportunities. (Policy 3-3)</p>

Table 2-1 (Continued)

Impacts

Mitigation Measures

Financing mechanisms shall be developed which spread the costs of facilitating jobs/housing balance between existing and new development. (Policy 3-4)

The predominantly single-family character of substantially developed portions of the County shall be retained. Multiple-family housing shall be dispersed throughout the County and not concentrated in single locations. Multiple-family housing shall generally be located in proximity to facilities such as arterial roads, transit corridors, and shopping areas. (Policy 3-18)

Housing opportunities for all income levels shall be created. (Policy 3-19)

A diversity of living options shall be permitted while ensuring community compatibility and quality residential development. (Policy 3-20)

Housing opportunities shall be improved through encouragement of distinct styles, desirable amenities, attractive design and enhancement of neighborhood identity. (Policy 3-21)

Innovation in site planning and design of housing developments shall be encouraged in order to upgrade quality and efficiency of residential living arrangements and to protect the surrounding environment. (Policy 3-22)

Efforts to maintain and rehabilitate existing dwelling units in established neighborhood areas shall be supported. (Policy 3-23)

Existing residential neighborhoods shall be protected from incompatible land uses and traffic levels exceeding adopted service standards. (Policy 3-24)

New residential development shall be accommodated only in areas where it will avoid creating severe adverse impacts

Table 2-1 (Continued)

Impacts	Mitigation Measures
<p>4.3-2 The adoption of the draft General Plan would concentrate population in urban areas within urban limit lines which prevent intensive development and could preclude extension of urban services and facilities outside them.</p>	<p>upon the environment and upon the existing community. (Policy 3-25)</p> <p>New housing projects shall be located on stable and secure lands or shall be designed to mitigate adverse or potentially adverse conditions. Residential densities of conventional construction shall generally decrease as the slope increases. (Policy 3-26)</p> <p><u>Additional Mitigation Measures</u></p> <p>None suggested.</p>
<p>4.3-3 The adoption of the draft General Plan would allow potential growth of over 77,716 jobs from development of over 7.78 million square feet of commercial and industrial floor area.</p>	<p>4.3-2 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>None required; see also Mitigation Measure 4.3-1</p> <p><u>Additional Mitigation Measures</u></p> <p>None suggested.</p> <p>4.3-3 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>4.3-3(a) Housing infill shall be supported and stimulated where the jobs/ housing ratio shows an overabundance of jobs to housing. (Policy 3-1)</p> <p>Job infill shall be supported and stimulated where the jobs/housing ratio shows an overabundance of housing to jobs. (Policy 3-2)</p> <p>A variety of appropriately-sized, well-located employment areas shall be planned in order that industrial and commercial activities can contribute to the continued economic welfare of the people of the County and to the stable economic and tax bases of the County and the various cities. (Policy 3-27)</p>

Table 2-1 (Continued)

Impacts

Mitigation Measures

Employment centers in the County area shall be designed to be compatible with the nature of the surrounding area. (Policy 3-28)

Commercial areas of appropriate size and location shall be provided to accommodate the needs of the present and anticipated population in each subregion or community of the County. (Policy 3-29)

Well-defined commercial areas oriented to community shopping shall be provided in the County. (Policy 3-30)

Local shopping facilities shall be distributed and spaced at intervals to accommodate the requirements of residential neighborhoods, minimize travel times, and reduce energy costs. (Policy 3-31)

The limits of business areas shall be established, where practical, by the use of boundaries set by creeks, major roads, significant changes in topography, and other physical features in order to avoid conflicts and provide a buffer between commercial and nearby residential uses. (Policy 3-32)

New areas of strip commercial development shall be discouraged except as provided in this plan. ("Strip commercial" shall be generally defined as commercial development of shallow depth limited to the parcels fronting on a street and extending in a linear manner for a considerable distance). (Policy 3-33)

New local convenience shopping shall generally be located at the intersections of major streets and highways. Such uses shall be discouraged on more than two corners of an intersection. (Policy 3-34)

Business and professional office development shall be encouraged in areas designated for commercial land use within shopping areas and where a transition or buffer use is appropriate between commercial and residential areas. (Policy 3-35)

Table 2-1 (Continued)

Impacts	Mitigation Measures
<p>4.3-4 The updated Contra Costa County General Plan would have significant adverse impacts on housing affordability in the County during the planning period.</p>	<p>Existing employment areas shall be improved to create better pedestrian circulation, bicycle paths and adequate parking. (Policy 3-36)</p> <p>Adaptive reuse of structures (i.e. remodeling or upgrading original commercial and industrial buildings) shall be encouraged. (Policy 3-37)</p> <p>The continuing orderly development of research facilities, regional offices, and light industrial uses shall be encouraged in designated areas in order to improve the economic base and provide local employment. (Policy 3-38)</p> <p>Industrial development shall be concentrated in select locations adjacent to existing major transportation corridors and facilities. (Policy 3-39)</p> <p>Industrial employment centers shall be designed to be unobtrusive and harmonious with adjacent areas and development. (Policy 3-40)</p> <p>Industries which employ the skills of County residents shall be encouraged to locate within the County. (Policy 3-41)</p> <p>See also Mitigation Measure 4.3-1.</p> <p><u>Additional Mitigation Measures</u></p> <p>None suggested.</p>
	<p>4.3-4 <u>Mitigation Measures Proposed by the Draft General Plan</u></p>
	<p>4.3-4(a) A balance of housing types, tenures, densities and price ranges shall be encouraged, supported and stimulated. (Policy 6-1)</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
4.3-4(b)	Land use regulations and development review procedures shall be designed to ensure an optimal effect on the quality and cost of housing and neighborhoods. (Policy 6-2)
4.3-4(c)	Appropriate financial and non-financial assistance shall be committed to reducing the cost of development for very low- and low-income housing. Such assistance shall also be considered for moderate-income housing. (Policy 6-3)
4.3-4(d)	The creation of public/private partnerships shall be encouraged for the purposes of facilitating low- and moderate-income housing production. (Policy 6-4)
4.3-4(e)	Available programs to provide housing for low- and moderate-income households shall be utilized and advanced through cooperation and coordination among the County, cities, and regional, State and federal agencies. (Policy 6-5)
4.3-4(f)	Housing opportunities shall be provided for all economic segments of the population throughout the County. ¹ (Policy 6-6)
4.3-4(g)	The County shall coordinate and work with public and private entities in order to encourage the development of communities that are served by adequate and appropriate facilities and services. (Policy 6-7)
4.3-4(h)	The County shall encourage housing that will conserve and more efficiently use energy resources. (Policy 6-8)
4.3-4(i)	Implementation Measures 6-a through 6-as.
	<u>Additional Mitigation Measures</u>
	None suggested.

Table 2-1 (Continued)

Impacts		Mitigation Measures	
4.4	TRANSPORTATION AND CIRCULATION		
4.4-1	The combined effect of the Land Use Element, financially constrained Circulation Element, and the Growth Management Element, would be such that traffic on roads on the "basic" route system will be allowed to rise to the threshold of unacceptable service levels. On "routes of regional significance," traffic service levels will rise beyond generally acceptable levels.	4.4-1	<p><u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>This is an unavoidable, adverse impact of the plan, that cannot be mitigated without change to the basic land use plan. There are numerous goals, policies and implementation measures to promote alternative transportation modes. However, it is reasonable to expect that if such measures are effective in successful in shifting demand for peak period transportation services away from single occupant automobiles, the "excess" capacity will be absorbed by additional growth allowed under the growth management element. As a result, traffic congestion in Contra Costa County is expected to be a fact of life for the foreseeable future.</p> <p><u>Additional Mitigation Measures</u></p> <p>None suggested.</p>
4.4-2	Growth in both motorized and bicycle traffic is anticipated as a result of the adoption of the draft General Plan. This would cause greater conflicts between motorists, cyclists and pedestrians.	4.4-2	<p><u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>Implementation measures to design and allow for on-road bikeways on arterials and collectors as an alternative to car travel where this can be safely accommodated. (Implementation Measure 5-ae), and construct the bikeways shown in the future Bikeway Network Plan and incorporate the needs of bicyclists in major roadway construction projects and normal safety and operational improvements (Implementation Measure 5-v).</p>
4.4-3	Potential for growth inducement due to airport expansion.	4.4-3	<p><u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>There are policies in the draft Plan to limit the potential for growth inducement, such as Policy 5-47. The County shall acquire fee title and/or conservation (development rights) easements to an appropriate amount of buffer land around the planned East County Airport.</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
4.4-4 Potential risk of oil spills due to additional development of ports and proprietary wharves.	<p>4.4-4 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>Policy 5-64 includes provision for environmental safeguards along with development of new or replacement proprietary wharves.</p>
4.5 PUBLIC FACILITIES AND SERVICES	
4.5.1 Adoption of the proposed County General Plan, in concert with development under existing city plans, would result in an increase in impervious surface, thereby increasing flood hazard, erosion or sedimentation.	<p>4.5-1 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>4.5-1(a) Encourage the County Flood Control District to proceed with drainage improvements in areas subject to flooding from inadequate facilities, including road culverts and bridges, are designed to pass the flow specified by County Ordinance Code (Implementation Measure 9-1)</p> <p>4.5-1(b) New development shall be required to finance the full costs of drainage improvements necessary to accommodate projected peak flows due to the project. Reimbursement from subsequent developments which benefit from the added capacity may be provided. (Policy 7-45)</p> <p>4.5-1(c) On-site water control shall be required of major new developments so that no increase in peak flows occurs compared to the site's pre-development condition, unless the Planning Agency determines that off-site measures can be employed which are equally effective in preventing adverse downstream impacts or the project is implementing an adopted drainage plan. (Policy 7-46)</p> <p>4.5-1(d) Create benefit assessment districts to pay for drainage maintenance activities resulting from new developments that require maintenance above the County standard maintenance activities (Implementation Measure 7-ad)</p>
	<p><u>Additional Mitigation Measures for Specific Watershed Areas:</u></p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
Walnut Creek Watershed Area Number 3B	
4.5-1(e)	Tice Creek. A proposed \$4 million remediation project entails the construction of a 60-acre detention basin plus the construction of a 4,600 foot bypass pipe system. (Responsibility of Agency other than the County)
4.5-1(f)	Green Valley Creek. A proposed \$1 million earth channel improvement project. (Responsibility of Agency other than the County.)
4.5-1(g)	San Ramon Creek Bypass. A Corps of Engineers project is under construction in the City of Walnut Creek. The project has an estimated cost of \$5 million and is expected to be completed by December 1991. (Responsibility of Agency other than the County.)
4.5-1(h)	San Ramon Creek. A proposed project consisting of 4,000 feet of earth channel improvements having a total cost of \$5,000,000. (Responsibility of Agency other than County.)
4.5-1(i)	Grayson and Murderers Creeks. A proposed project consisting of a detention basin and bypass pipes having a total cost of \$14,000,000. (Responsibility of Agency other than County).
Mt. Diablo Creek Watershed Numbers 4 and 4A	
4.5-1(j)	The Flood Control District has submitted a proposed \$16 million project to the city councils of Concord and Clayton. This flood control project, if approved, would provide improvements along Mt. Diablo Creek from Bailey Road to Kirker Pass. Funding for implementation of the project has not been developed. (Responsibility of Agency other than the County)
Alhambra Creek Watershed Area Number 5	
4.5-1(k)	The Flood Control District is planning to explore alternatives for interim improvements to the outlet channel. Funding for

Table 2-1 (Continued)

Impacts	Mitigation Measures
	implementation of the project has not been developed. (Responsibility of Agency other than the County.)
	San Pablo Creek Watershed Area Number 6 and Wildcat Creek Watershed Area Number 7
4.5-1(l)	The Corps of Engineers has agreed to complete \$3 million in flood control improvements to both San Pablo and Wildcat Creeks between the railroad tracks in North Richmond. (Responsibility of Agency other than the County.)
4.5-1(m)	The City of Orinda has recently adopted a \$0.35 drainage fee to fund a study of local flood control needs. However, a considerably larger amount of money will be required in order to fund the actual flood control improvements. (Responsibility of Agency other than the County)
	East Antioch Creek Watershed Area Number 11
4.5-1(n)	The Flood Control District has designed a comprehensive flood control project for the East Antioch Creek watershed area and the County Board of Supervisors has established Drainage Area 56, which assesses a \$0.34 drainage fee of all new developments. This \$30 million project includes tidal barriers, 4 detention basins, a silt basin, extensive channel improvements and approximately 110,000 feet of concrete pipes. The District does not expect Corps of Engineers participation in this project as the \$0.34 drainage fee is expected to generate sufficient revenue. (Responsibility of Agency other than the County.)
	West Antioch Creek Watershed Area Number 12
4.5-1(o)	The Flood Control District has prepared a plan of improvement for a \$6 to \$7 million project which would provide 100-year flood protection along Markley Canyon Creek and West Antioch Creek, from the bay upstream to the Southern Pacific Railroad tracks. The district has

Table 2-1 (Continued)

Impacts	Mitigation Measures
	submitted an application to the Corps of Engineers for this project. (Responsibility of Agency other than the County.)
	Kirker Creek Watershed Area Number 13
4.5-1(p)	A \$6.75 million project has been adopted by the City of Pittsburg to provide flood protection for 10-year storm flows. However, the city's assessed drainage fees for this project are considerably less than those that would be assessed by the 35 cent planning estimate schedule. Very rough estimates to upgrade the Kirker Creek channel improvements to provide 100-year flood protection indicate that the total project cost would be approximately \$10 million. (Responsibility of Agency other than the County)
	Alamo Creek Watershed Area Number 14
4.5-1(q)	The City of San Ramon has constructed several channel improvements along a 10,000-foot stretch of the South Branch of San Ramon Creek. Such improvements from Alcosta Boulevard south to the Alameda County line are now being studied with the intent of revising the Flood Insurance Rate Maps. (Responsibility of Agency other than the County)
4.5-1(r)	Improvements for a thin ribbon of floodplain immediately adjacent to the main branch of Alamo Creek, just north of the County line, are being incorporated into the Flood Control District's proposed Drainage Area 101A. (Responsibility of Agency other than the County.)
	Refugio Creek Watershed Area Number 22
4.5-1(s)	Downstream of I-80, the City of Hercules has formed an assessment district to finance a \$3.5 million proposed project for the 300-acre planned industrial area. (Responsibility of agency other than the County)
4.5-2 The draft General Plan proposes facilities that would be in flood-prone areas.	4.5-2 <u>Mitigation Measures Proposed by the Draft General Plan</u>

Table 2-1 (Continued)

Impacts	Mitigation Measures
4.5-2(a)	To ensure public safety by directing development away from areas which may pose a risk to life from flooding, and to mitigate flood risks to property. (goal 9-G).
4.5-2(b)	The areas designated [by the U.S. Federal Emergency Management Agency (FEMA) as lying within the 100 year flood plain] shall be considered inappropriate for conventional urban development due to flood hazards as defined by FEMA. Applications for development at urban or suburban densities in areas where there is a serious risk to life shall be denied (Policy 9-33).
4 5-2(c)	In mainland areas affected by creeks, development within the 100 year flood plain shall be limited until a flood management plan can be adopted, which may include regional and local facilities if needed. The riparian habitat shall be protected by providing a cross section of channel suitable to carry the 100-year flow. Flood management shall be accomplished within the guidelines contained in the Open Space/Conservation Element (Policy 9-34).
4.5-2(d)	The County shall review flooding policies as they relate to properties designated by FEMA as within both the 100-year floodplain and 500-year floodplain in delta areas and areas below major dams (Policy 9-45).
4.5-2(e)	Land use plans and zoning shall be the primary means for floodplain management in preference to structural improvements, where possible (Policy 7-41).
4.5-2(f)	A uniform set of flood damage prevention standards should be established by the cooperative efforts of all County, State, and Federal agencies with responsibilities for flood control works and development in flood-prone areas in the County (Policy 9-37).
4.5-2(g)	Flood-proofing of structures shall be required in any area subject to flooding; this shall occur both adjacent to watercourses as well as in the Delta or along the waterfront (Policy 9-38).

Table 2-1 (Continued)

Impacts	Mitigation Measures
4.5-2(h)	In developing areas which are subject to the provisions of the Flood Insurance Program, for which there is no reasonable expectation of flood control project participation by the Corps of Engineers and where a significant number of properties will be affected, the Flood Control District shall be permitted to construct works when so directed by the Board of Supervisors (Policy 9-39).
4.5-2(i)	Planning Agency and Flood Control District review of any significant project proposed for areas in the County which are not presently in Flood Zones shall include an evaluation of the potential downstream flood damages which may result from the project (Policy 9-40).
4.5-2(j)	Revise the creek setback ordinance for residential and commercial structures in order to prevent property damages from bank failure along natural water courses (Implementation Measure 9-s).
4.5-2(k)	Develop Flood Control Zone plans based on the concepts found in the draft General Plan. As adopted zone plans are revised, they should be brought into conformity with these concepts (Implementation Measure 9-u).
4.5-2(l)	Draft and adopt a flood management plan for mainland areas affected by creeks in accordance with the guidelines contained in the Safety Element and Open Space/Conservation Element of this General Plan (Implementation Measure 9-v).
4.5-2(m)	Establish a uniform set of flood damage prevention standards in cooperation with appropriate County, State, and Federal agencies (Implementation Measure 9-x).
4.5-2(n)	Through the environmental review process, ensure that potential flooding impacts due to new development, including on-site and downstream flood damage, subsidence, dam or levee failure, and potential inundation from tsunamis and

Table 2-1 (Continued)

Impacts	Mitigation Measures
	seiches, are adequately assessed. Impose appropriate mitigation measures (e.g., flood-proofing, levee protection, Delta reclamations) (Implementation Measure 9-y).
4.5-2(o)	Adopt ordinances implementing the Federal Emergency Management Agency Flood Insurance Program (Implementation Measure 9-aa).
4.5-2(p)	Create benefit assessment districts to pay for drainage maintenance activities in existing developed areas. Exempt agricultural land and other land uses that do not produce stormwater flows in excess of natural conditions from benefit assessments for building or maintaining drainage facilities, unless such facilities directly benefit the agricultural or open space use (Implementation Measure 7-ae).
4.5-2(q)	Assess all new development projects at least \$0.35 per square foot of impervious surface created. This drainage fee is to be collected through existing County Flood Control drainage area fee ordinances, newly adopted drainage area fee ordinances, existing and new assessment districts, or other financial entities. The fee may be applied to the cost of any developer-sponsored regional flood control improvements on or off-site which mitigate the project's flooding impacts. Regional facilities is defined as systems sized to handle at least 15 cubic feet per second and suitable for public agency maintenance, i.e., 24-inch diameter and larger storm drains (Policy 7-56).
4.5-2(r)	As a high priority for implementing this General Plan, review and amend all drainage ordinances to ensure that all drainage fees required by drainage plans or other ordinances: <ol style="list-style-type: none"> 1) are automatically revised at the beginning of each calendar year to reflect inflation (as measured for the San Francisco region by the U.S. Department of Housing and Urban Development); 2) are based upon an up-to-date estimate of the flood control improvements that are required within the

Table 2-1 (Continued)

Impacts	Mitigation Measures
	<p>drainage area to ensure protection from a 100 year flood; and</p> <p>3) are at least \$0.35 per impervious square foot of added surface (Implementation Measure 7-ai).</p>
	<p>4.5-2(s) All residential and non-residential uses proposed in areas of special flood hazards, as shown on FEMA maps, shall conform to the requirements of the County Floodplain Management Ordinance (County Ord. #87-45). The provisions of the ordinance shall be applied to all approved entitlements (land use permits, tentative, final, and parcel maps, development plan permits, and variances) and ministerial permits (building and grading permits) (Policy 7-57).</p>
	<p><u>Additional Mitigation Measures</u></p> <p>None suggested.</p>
<p>4.5-3 A long run rise in sea level is presently forecast which would affect developments located along the shoreline areas of the County.</p>	<p>4.5-3 <u>Mitigation Measures Proposed by the Draft General Plan</u></p>
	<p>4.5-3(a) Buildings in urban development near the shoreline and in flood-prone areas shall be protected from flood dangers, including consideration of rising sea levels caused by the greenhouse effect (Policy 9-41).</p>
	<p>4.5-3(b) Habitable areas of structures near the shoreline and in flood-prone areas shall be sited above the highest water level expected during the life of the project or shall be protected for the expected life of the project by levees of an adequate design (Policy 9-42).</p>
	<p>4.5-3(c) The County shall review flooding policies in the General Plan on an annual basis in order to incorporate any new scientific findings regarding project sea level rise due to the greenhouse effect (Policy 9-44).</p>
	<p><u>Additional Mitigation Measures</u></p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
4.5-4 Residential and commercial development proposed in the draft General Plan for the East County areas of Oakley-Bethel Island and Brentwood, would require considerable expansion of sewer trunk and treatment plant capacity.	4.5-3(d) The potential rise in sea level should be taken into account during design of drainage and shoreline improvements during the project design review phase.
	4.5-4 <u>Mitigation Measures Proposed by the Draft General Plan</u>
	4.5-4(a) Verification by the appropriate sewer agency that adequate sewage collection and wastewater treatment capacity can be provided, shall be required for approval of new development. Project approvals shall include a finding based upon the agency verification that capacity within the system to serve the specific development project exists if the project is built within a period of time specified by the agency, or capacity will be provided by a funded program or project condition of approval. (Policy 7-34, and implementation measure 7-t).
	4.5-4(b) Sewer treatment facilities shall be required to operate in compliance with waste discharge requirements established by the California Regional Water Quality Control Board. Development that results in the violation of waste discharge requirements shall not be approved (Policy 7-29).
	4.5-4(c) The development of new sewer treatment districts or private "package plant" sewer systems shall be prohibited (Policy 7-32).
	4.5-4(d) Development of rural residences, or other uses, that will be served by septic tank and leachfields, shall be discouraged in areas with high groundwater levels or soils with poor percolation characteristics (Policy 7-33).
	<u>Additional Mitigation Measures</u>
	4.5-4(e) Sections 420-6.002 and 4200-6.008 of the County Code regulates the subdivision of lands and placement of septic tanks and leachfields within the watershed of Contra Costa's major reservoirs.

Table 2-1 (Continued)

Impacts	Mitigation Measures
<p>4.5-5 The proposed General Plan would cause an increase in long-term water demand, which could not be accommodated by existing water agency plans, in the high-growth areas of East County, specifically Oakley, Brentwood, Bethel Island, and the San Ramon Valley.</p>	<p>4.5-5 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>4.5-5(a) Verification by the appropriate sewer agency that adequate water quantity and quality can be provided, shall be required for approval of new development. Project approvals shall include a finding based upon the agency verification that capacity within the system to serve the specific development project exists if the project is built within a period of time specified by the agency, or capacity will be provided by a funded program or project condition of approval. (Table IV-1 in the Growth Management Element, page 109; also Policy 7-22, and Implementation Measure 7-i).</p> <p>4.5-5(b) Water service agencies shall be encouraged to meet all regulatory standards for water quality prior to approval of any new connections to that agency (Policy 7-23).</p> <p>4.5-5(c) Encourage water agencies to provide potable water containing not more than 50 ppm sodium and 65 ppm chloride (Implementation Measure 7-q).</p> <p>4.5-5(d) The development of new water districts, private systems, or public water companies shall be discouraged (Policy 7-20).</p> <p>4.5-5(e) Water service agencies shall be encouraged to establish service boundaries and to develop supplies and facilities to meet future water needs based on the growth policies contained in the County and cities' General Plans (Policy 7-17).</p> <p>4 5-5(f) Water service agencies shall be discouraged from constructing new water distribution infrastructure which exceeds future water needs based on the buildout of the County General Plan and city general plans (Policy 7-18).</p> <p>4.5-5(g) Urban development shall be encouraged within the existing water Spheres of Influence adopted by the Local Agency Formation Commission; expansion into new areas beyond the Spheres should be restricted to those areas where urban</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
	development can meet all service standards included in this General Plan (Policy 7-19).
4.5-5(h)	Encourage water service agencies and the Local Agency Formation Commission (LAFCO) to annex lands planned for urban development by this General Plan into their service areas. Conversely, encourage water agencies and LAFCO to detach private lands from the service boundaries which are not planned for urban development and which are not currently served (Implementation Measure 7-m).
4.5-5(i)	Encourage LAFCO to establish water service Spheres of Influence that are coincident with the boundary of planned urban development in this General Plan, including those rural properties that currently receive service (Implementation Measure 7-n).
4.5-5(j)	Development of rural residences, or other uses, that will be served by well water or an underground water supply, shall be discouraged in areas with high nitrate concentrations in the groundwater (Policy 7-21).
4.5-5(k)	Identify, map, and monitor those areas where high levels of nitrates have been detected in groundwater supplies (Implementation Measure 7-j).
4.5-5(l)	Discourage subdivisions or other permits which would allow the construction of rural residential units served by well water in areas of high nitrate concentrations, consistent with existing Health Department policy (Implementation Measure 7-k).
4.5-5(m)	Discourage subdivisions or other permits which would allow the construction of rural residential units served by well water on lots of less than one acre, consistent with existing Health Department policy (Implementation Measure 7-l).
4.5-5(n)	Prior to the filing of a Final Parcel Map (in areas designated by the plan for agricultural or open space uses) the applicant must comply with the following:

Table 2-1 (Continued)

Impacts	Mitigation Measures
	<ol style="list-style-type: none"><li data-bbox="1176 275 1893 550">1) Each parcel must have an "on site" producing water well or install a "test well" having a minimum yield of three gallons per minute with bacterial and chemical quality in compliance with the state standards for a pure, wholesome and potable water supply (Title 22, Section 64433). If the chemical analysis exceeds the state standards for "maximum contaminant levels" for water potability, a statement must be attached and "run with the deed" advising of these levels; or<li data-bbox="1176 589 1893 863">2) Have verifiable water availability data from adjacent parcels presented by the applicant, or knowledge of the same, known by the Health Services Department concerning water quality and quantity per (a) above; and, have a statement that "attaches and runs with the deed" indicating that a water well shall be installed on the subject parcel complying with the general requirements stated above prior to obtaining a Building Inspection Department permit for construction.<li data-bbox="1176 903 1893 989">3) In addition to the above, a hydro-geological evaluation may be required in known or suspected water short areas. This will include seasonal as well as yearly variations.<li data-bbox="1176 1028 1893 1450">4) The purpose for requesting hydro-geological evaluations is to determine the total projected number of dwelling units that can be supplied with drinking water from existing aquifers. The two primary circumstance that would generally require hydrogeological evaluations are:<ol style="list-style-type: none"><li data-bbox="1207 1208 1893 1450">a. Where a proposed major subdivision contemplating the addition of large numbers of dwelling units on individual wells would substantially increase the density within an existing drainage basin. Hydrogeological data relevant to recharge of aquifers and projected yield would become essential not only to support approval of large major subdivisions under these circumstances, but also to ensure that the water

Table 2-1 (Continued)

Impacts	Mitigation Measures
	<p>supplies serving existing structures would not be depleted by the proposed increase demand.</p> <p>b. In those cases where density is increasing in particular drainage basins due to the build out of previously approved subdivisions using individual wells for water supplies and existing well yields begin to evidence declines due to the increased demand. In these circumstances, or in water short basins, hydrogeological studies would be appropriate as conditions of approval of subsequent development to provide sufficient yield for proposed uses. Specific reasons will be stated in support of requested hydrogeological evaluations in each case.</p> <p>(part of the "Rural Residential Development Policy" included in the "Agricultural Resources" section of the Open Space/Conservation Element, Implementation Measure 8-o).</p>
4.5-5(o)	<p>Opportunities shall be identified and developed in cooperation with water service agencies for use of non-potable water, including ground water, reclaimed water, and untreated surface water, for other than domestic use (Policy 7-25, page 190).</p>
4.5-5(p)	<p>Land uses and activities that could result in contamination of groundwater supplies shall be identified, monitored and regulated to minimize the risk of such contamination (Policy 7-26).</p>
4.5-5(q)	<p>The need for water system improvements shall be reduced by encouraging new development to incorporate water conservation measures to reduce peak water use (Policy 7-27).</p>
4.5-5(r)	<p>The reclamation of water shall be encouraged as a supplement to existing water supplies (Policy 7-28).</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
<p>4.5-6 The land use designation and siting of specific solid waste facilities could create inconsistencies between land use designations in the draft General Plan, the CoSWMP and current plans and policies of Contra Costa County (addressed in the October 1989 amendment to the County General Plan) and its cities; the potential for incompatibility between a proposed facility and the existing land uses on and surrounding the site, and/or a sited facility's effect on increased traffic and noise, and decreased safety and air quality along access routes.</p>	<p>4.5-5(s) Include water conservation measures recommended by water service agencies in the conditions of approval for subdivisions and other new development (Implementation Measure 7-r).</p>
	<p><u>Additional Mitigation Measures</u></p>
	<p>None suggested.</p>
	<p>4.5-6 <u>Mitigation Measures Proposed by the Draft General Plan</u></p>
	<p>4.5-6(a) Sanitary landfill sites shall not be located in any environmentally sensitive areas. Landfill sites shall not be located within any area designated for open space uses unless the landfill is screened from view along public roadways. (Policy 7-94)</p>
	<p>4.5-6(b) New waste disposal facilities shall be located to minimize potential impacts upon existing and future residents. Waste disposal and processing facilities shall be designed, developed, and operated in a manner that is compatible with surrounding land uses. (Policy 7-95)</p>
	<p>4.5-6(c) Traffic at landfills shall be reduced and transportation costs regulated through the use of transfer stations. (Policy 7-97)</p>
	<p>4.5-6(d) The general public (in cars and small trucks) shall be restricted from direct access to landfills; instead, these types of vehicles shall be directed to transfer stations. The need for transfer stations shall be based on economics, the need to mitigate traffic impacts, and the need to inspect refuse for hazardous materials and recyclables. (Policy 7-98)</p>
	<p>4.5-6(e) Transportation routes to transfer stations and landfills shall be included as conditions of approval in permits for the facilities in order to reduce traffic impacts of the landfill on communities adjacent to and along the access routes. (Policy 7-99)</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
4.5-6(f)	Solid waste hauling on collectors and local streets through residential areas should be avoided. (Policy 7-100)
4.5-6(g)	Ensure that solid waste activities in Contra Costa County are carried out in accordance with the Solid Waste Management Plan and are coordinated with other jurisdictions. (Implementation Measure 7-ba)
4.5-6(h)	Review and amend, if necessary, the Zoning Ordinance and other code sections, to ensure that waste disposal facilities are regulated to minimize nuisance and unsightly conditions. (Implementation Measure 7-be)
4.5-6(i)	Review land use permits for solid waste facilities at least every five years to determine if any modifications to specified conditions need to be made, to ensure that the facility is operated in an environmentally sound manner consistent with the best technology available and to ensure that the facility will remain compatible with adjacent land uses. (Implementation Measure 7-bf)
4.5-6(j)	Review and amend existing ordinances and procedures to ensure that the review and approval of development applications is carried out in accordance with the applicable goals, policies, and implementation measures included in the Solid Waste Management Plan. (Implementation Measure 7-bg)
4.5-6(k)	When landfills are proposed, ensure that the need for transfer stations is identified consistent with the criteria in the County Solid Waste Management Plan. (Implementation Measure 7-bh)
4.5-6(l)	Require that conditions of approval for transfer stations and landfills identify preferred access routes.(Implementation Measure 7-bi)

Measures identified in the CoSWMP/General Plan Amendment FEIR:

Table 2-1 (Continued)

Impacts	Mitigation Measures
	<p>4.5-6(m) Applications to establish solid waste facilities shall be required to adopt general plan amendments in order to achieve consistency with existing plans, to implement on-site and/or off-site compensatory measures for loss of existing site land use, and to implement mitigation measures identified in project-specific EIRs. (Policy 7-104)</p>
	<p>4.5-6(n) Require that all proposed solid waste management facilities manage truck traffic to minimize peak-hour trips; upgrade and improve identified pavement sections of roadway; limit facility hours of operation; manage access routes to facilities; and require mufflers on trucks and equipment. (Implementation Measure 7-b)</p>
	<p>4.5-6(o) Require that all proposed solid waste management facilities include the following conditions of approval for a facility Land Use Permit and other regulatory requirements: prepare and adopt an appropriate leachate collection and recovery system, and an approved erosion control and drainage plan. (Implementation Measure 7-bn)</p>
	<p>4.5-6(p) Require all proposed solid waste management facilities to prepare geotechnical studies, including stability analysis, during site-specific environmental review. These studies shall determine the final engineering design of solid waste facilities and become mitigation measures which are incorporated into the land use permit conditions of approval for a site. (Implementation Measure 7-bo)</p>
	<p><u>Additional Mitigation Measures</u></p> <p>None suggested.</p>
<p>4.5-7 The siting of solid waste facilities could create impacts on public health and safety through exposure to disease vectors, fire and explosions, and hazardous and infectious wastes.</p>	<p><u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>4.5-7(a) To ensure the health and safety of the public, inspect solid waste facilities and equipment on a regular basis.(Implementation Measure 7-bd)</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
4.5-7(b)	Require that all proposed solid waste management facilities comply with California Code of Regulations Title 23, Chapter 3, Subchapter 15 requirements (Subchapter 15); comply with applicable fire district and permitting agency approval of an applicant-submitted Fire Control Plan; comply with Bay Area Air Quality Management District requirements; and comply with County requirements regarding household hazardous waste programs. (Implementation Measure 7-bk)
4.5-7(c)	Require compliance of solid waste facilities with regulatory and permitting agencies, including the Bay Area Air Quality Management District and the County, to reduce impacts from landfill gas generation, waste-to-energy facility air emissions and dust emissions to an insignificant level. (Implementation Measure 7-bm)
4.5-7(d)	Compliance by landfills to Subchapter 15 Class II requirements, including minimum vertical separation between landfill and groundwater, installation of a low permeability clay liner and/or a plastic liner, a subdrain system, and a leachate control and removal system, would help mitigate impacts on surface and ground water. (Implementation Measure 7-bp)
4.5-7(e)	Require a County-approved erosion and sediment control plan of all solid waste facilities. This plan would include the installation of sedimentation basins constructed to Class II landfill standards and isolation of rainfall from the refuse by a system of slopes, drainage benches and drainage ditches. (Implementation Measure 7-bq)
<u>Additional Mitigation Measures</u>	
None suggested.	

Table 2-1 (Continued)

Impacts	Mitigation Measures
<p>4.5-8 The siting of solid waste facilities could create transportation and noise impacts from waste handling machinery, additional traffic volumes and hazards, refuse, truck wear, and damage to roadways.</p>	<p>4.5-8 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>See Mitigation Measures 4.5-6(c), 4.5-6(d), 4.5-6(e), 4.5-6(f), 4.5-6(l), and 4.5-6(n).</p> <p><u>Additional Mitigation Measures</u></p> <p>None suggested.</p>
<p>4.5-9 The siting of solid waste facilities could create air quality impacts from landfill gas generation, waste-to-energy facility air emissions, and dust emissions during construction and operation of landfills.</p>	<p>4.5-9 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>See Mitigation Measures 4.5-6(a), 4.5-6(b), 4.5-6(i), 4.5-6(n), 4.5-7(a), 4.5-7(b), and 4.5-7(c).</p> <p><u>Additional Mitigation Measures</u></p> <p>None suggested.</p>
<p>4.5-10 The construction and operation of solid waste facilities could create impacts to plant and animal habitats through displacement of species, increase of weedy plant and pest wildlife species, soil and/or stream erosion, and release of toxic materials to downstream areas.</p>	<p>4.5-10 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>4.5-10(a) Require that a wetland and/or other habitat enhancement plan be developed and implemented by the landfill applicant in conjunction with the appropriate resource management agencies. At a minimum, this plan should provide for an acre-for-acre and unit-for-unit replacement for lost significant habitat. (Implementation Measure 7-bx)</p> <p>4.5-10(b) Require proposed solid waste management facilities to reduce visual impacts of any facility by implementing appropriate mitigation measures, such as: installing visual berms; limiting the area of landfill activities; planting temporary and permanent vegetation to match existing visual character and screen operations; covering refuse daily (or more frequently); erection of fencing; and collecting litter. (Implementation Measure 7-bv)</p> <p>4.5-10(c) To partially mitigate topographic impact, require the site developer to submit a grading plan that is designed to blend the landfilled area with the surrounding topography.</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
<p>4.5-11 Solid waste facilities would be subject to geologic and soil hazards, such as slope instability, differential settlement, expansive soils, and landsliding. Groundshaking, due to earthquakes, could result in liquefaction and/or slope failures.</p>	<p>Additional site-specific mitigation measures, including visual screening, may be included in the project-level tier EIR. (Implementation Measure 7-by)</p> <p>4.5-10(d) See Mitigation Measures 4.5-6(a), 4.5-6(i), and 4.5-6(m).</p>
	<p><u>Additional Mitigation Measures</u></p>
	<p>None suggested.</p>
	<p>4.5-11 <u>Mitigation Measures Proposed by the Draft General Plan</u></p>
	<p>See Mitigation Measures 4.5-6(a), 4.5-6(i), 4.5-6(o), 4.5-6(p), 4.5-7(d), 4.5-7(e), and 4.5-10(c).</p>
	<p><u>Additional Mitigation Measures</u></p>
	<p>None suggested.</p>
<p>4.5-12 The siting of individual facilities could create localized impacts on public health and safety through the accidental release of hazardous substances to air, land and water, or by the failure of the facility's operators to comply fully with their permit conditions.</p>	<p>4.5-12 <u>Mitigation Measures Proposed by the Draft General Plan</u></p>
	<p>4.5-12(a) The County shall follow the "hierarchy of hazardous waste management goals" above by emphasizing the first goal (reducing waste at the source) as the primary determinant; if a course of action based upon the first goal is proven to be infeasible, the second, third, fourth and fifth goals shall be followed in that order. (Policy 7-101)</p>
	<p>4.5-12(b) The volume and toxicity of hazardous waste generated within the County shall be reduced by 30 to 40 percent by the year 2000, using the amount generated in 1984 as a base from which to measure. (Policy 7-102)</p>
	<p>4.5-12(c) The County shall actively support the development of alternative technologies and methodologies of hazardous waste management which demonstrate a reduction in relative risk to human health and the environment. (Policy 7-103)</p>

Table 2-1 (Continued)

Impacts

Mitigation Measures

- 4.5-12(d) Facilities shall be designed to minimize risk to neighbors in the case of an accident or spill of hazardous wastes. All facilities shall be required to adopt an emergency response plan which includes immediate notification of the public in case of an emergency. (Policy 7-107)
- 4.5-12(e) The accelerated clean-up of contaminated sites, including containment of the sites as quickly as possible, shall be supported, commensurate with minimizing the risk to the environment and to public health. (Policy 7-118)
- 4.5-12(f) Health risk screenings, as required by the Bay Area Air Quality Management District or other regulatory agencies, shall be completed for all proposed hazardous waste facilities. Health risk assessments shall be prepared if determined as necessary by the health risk screening. Risk assessment analysis should include the cumulative impacts of other hazardous waste management facilities in the general area, as well as other sources of pollutants which are present in the general area. (Policy 7-119)
- 4.5-12(g) To the degree necessary to protect human health and the environment and based on a risk assessment or environmental document, off-site commercial hazardous waste management facilities with similar general treatment methods, as defined in the County Hazardous Waste Management Plan, should not be concentrated in the same area of the County. (Policy 7-108)
- 4.5-12(h) The risk assessment and environmental impact report should address health and environmental risks and impacts including acute and chronic health risks, risk to major transportation corridors and impacts from catastrophic events. If a hazardous waste incinerator is proposed a health risk assessment should be required. (Policy 7-119)
- 4.5-12(i) The siting of hazardous waste management facilities necessary to meet the County's needs shall be encouraged within Contra Costa County according to the "Hazardous Waste Management Planning and Siting Principle," identified in the

Table 2-1 (Continued)

Impacts	Mitigation Measures
4.5-12(j)	<p>HWMP (refer to p. III-1 of the HWMP). To be sited, off-site hazardous waste management facilities must be consistent with the HWMP (which includes the Hazardous Waste Management Planning and Siting Principle, siting criteria, and hazardous waste policies), as well as the criteria presented in the following policies. (Policy 7-106)</p> <p>Emergency services, available 24 hours a day, shall be available for the life of the facility and should be a condition of land use approval. Water and sewer services should be available to all hazardous waste facilities. Residual repositories, which may be located in more remote areas, may provide these public services on a self-sufficient basis. Transfer and storage facilities that may be located in remote areas may also provide these services on a self-sufficient basis. Since treatment facilities will be located in industrial areas, it is assumed that water, sewer and emergency services are readily available. If these services are not available, the project proposal should specifically state how these services will be provided. (Policy 7-109)</p>
4.5-12(k)	<p>A buffer zone of 2,000 feet is required for residual repositories based on the requirement in the Health and Safety Code, Section 25202.5(b)(d), unless the owner proves to the satisfaction of the State Department of Health Services that a 2,000-foot buffer zone is not required to protect public health and safety. A larger buffer zone may be required for residual repositories based on risk assessments and the environmental impact report for the project.</p> <p>For treatment-type facilities, risk assessments shall be made when permitting a facility. This assessment will consider the physical and chemical characteristics of the specific types of waste that will be handled, the design features of the facility, and any need for buffering residential or other sensitive areas from adverse emissions or contamination. Additional buffer zone requirements may be identified by the environmental impact report. (Policy 7-116)</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
	<p>4.5-12(l) Risk assessments performed and completed during the permitting process, shall be used to determine the need for buffer zones between all proposed hazardous waste facilities and immobile populations. The risk assessment will consider the physical and chemical characteristics of the specific types of waste which will be handled, the design features of the facility and the proximity to immobile populations. Immobile populations include schools, hospitals, convalescent homes, prisons, facilities for the mentally ill, etc. (Policy 7-117)</p>
	<p>4.5-12(m) Potential adverse impacts which could occur because of the proximity of hazardous waste facilities to places where large numbers of people may gather shall be determined as part of the risk assessment conducted in the permitting process. The risk assessment shall consider the physical and chemical characteristics of the waste that will be handled and the design features of the facility. (Policy 7-140)</p>
	<p><u>Additional Mitigation Measures</u></p>
	<p>None suggested.</p>
<p>4.5-13 The siting of specific facilities could create land use impacts through the inconsistency between the HWMP and (1) current plans and policies of Contra Costa County and its cities, and (2) the potential for incompatibility between a proposed site and the surrounding land uses.</p>	<p>4.5-13 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>4.5-13(a) A hazardous waste transfer station should be available in West, East and North Central County. (Policy 7-104)</p> <p>4.5-13(b) Contra Costa County will accept its fair share of hazardous waste management facilities to serve the local area, region and state. (Policy 7-105)</p> <p>4.5-13(c) Land use permits for hazardous waste facilities shall be subject to periodic review to determine if any modifications to specified conditions need to be made. This will help to ensure that the facility is operated in an environmentally sound manner consistent with the best technology available to the industry, and that it will remain compatible with adjacent land uses. (Policy 7-128)</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
	<p>4.5-13(d) No hazardous waste facility should be sited so as to preclude extraction of minerals necessary to sustain the economy of the state. (Policy 7-129)</p> <p>4.5-13(e) Public hazardous waste facilities shall not be located on military lands. (Policy 7-130)</p> <p>4.5-13(f) Hazardous waste management facilities shall not be located in recreational, cultural or aesthetic areas. (Policy 7-131)</p> <p>4.5-13(g) Prime Agricultural Lands, under California Law, may not be used for urban purposes (including hazardous waste facilities), unless an overriding public need is served. When siting hazardous waste management facilities in these areas, overriding public service needs must be demonstrated. (Policy 7-138)</p> <p>4.5-13(h) Treatment-type facilities shall only be sited in areas designated for industrial (heavy and light) use in the General Plan of the agency with local land use jurisdiction (the County or a city). If a treatment-type facility is proposed in a non-industrial area, a General Plan Amendment will be necessary to re-designate the property as industrial (or designation substantially equivalent to industrial) or a special designation for hazardous waste facilities in order to be consistent with the Hazardous Waste Management Plan. (Policy 7-141)</p> <p style="text-align: center;"><u>Additional Mitigation Measures</u></p> <p>None suggested.</p>
<p>4.5-14 Implementation of the HWMP would reduce the overall amount of hazardous substances released into the air as the management of these substances improves.</p>	<p>4.5-14 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>The siting of facilities should not be precluded from Non-Attainment Air Areas unless risk assessments performed as part of the permitting process, which consider the physical and chemical characteristics of the specific types of waste that will be handled and the design features of the facility,</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
<p>4.5-15 Improved management of hazardous waste would likely result in a slight increase in the number of trucks transporting waste within the County as well as to and from points outside of the County. Noise impacts that would be generated by this additional truck traffic, however, would not be significant, due to the criteria which specify that routes of access to facilities avoid city streets and residential areas.</p>	<p>show that emissions will significantly contribute to the non-attainment of standards, that such emissions cannot be mitigated and that emissions from such facilities are significantly greater than those associated with the transportation of hazardous waste out of the area. Facilities may be established within Prevention of Significant Deterioration areas unless an analysis for a proposed facility shows that air emissions cannot be adequately mitigated. (Policy 7-137)</p> <p><u>Additional Mitigation Measures</u></p> <p>None suggested.</p>
	<p>4.5-15 <u>Mitigation Measures Proposed by the Draft General Plan</u></p>
	<p>4.5-15(a) Hazardous waste management facilities should be located so as to minimize any additional noise impacts on the surrounding area. (Policy 7-110)</p>
	<p>4.5-15(b) All hazardous waste management facilities shall be located in areas where access roads leading to major transportation routes (e.g., arterials, freeways, or expressways) do not pass through residential neighborhoods, where residential frontage is minimized, is buffered, or has physical barriers, and where road networks are demonstrated to be relatively safe with regard to road design, construction, accident rates, and traffic flow. This policy does not apply to facilities solely dedicated to the collection and transfer of household hazardous waste. (Policy 7-111)</p>
	<p>4.5-15(c) For all facilities, road networks leading to major transportation routes should be demonstrated to be safe with regard to road design and construction, accident rates, excessive traffic, etc. For residual repositories, it is preferable to have good access to major transportation routes. These facilities may be more distant from waste generation sites than other types of facilities because of their need for larger land areas. Treatment facilities should be located so as to minimize distances to major transportation</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
<p>4.5-16 Hazardous waste management facilities could adversely impact ground and surface water quality through faulty containment systems which could result in the migration of waste.</p>	<p>routes that are designed to accommodate heavy vehicles. (Policy 7-127)</p>
	<p><u>Additional Mitigation Measures</u></p>
	<p>None suggested.</p>
	<p>4.5-16 <u>Mitigation Measures Proposed by the Draft General Plan</u></p>
	<p>4.5-16(a) Residual repositories shall be prohibited within areas known or suspected to be supplying principle recharge to a regional aquifer, or within areas that utilize a residential well system, as defined in the adopted general, regional or state plans. Treatment-type facilities should be discouraged from being located in such areas. If treatment-type facilities are located in these areas, facilities must provide properly engineered spill containment features, inspection measures, and other environmental protection controls. (Policy 7-112)</p>
	<p>4.5-16(b) Hazardous waste facilities shall not be located within the watershed of drinking water reservoirs or proposed drinking water reservoirs shown in the County (or city) General Plans. (Policy 7-113)</p>
	<p>4.5-16(c) Residual repositories shall not be located in areas subject to 100-year flood events. This is a requirement of the Code of Federal Regulations (Title 40, Section 264.18(b)), and of the California Administrative Code (Title 22, Section 66391(a) (11)(b)). Treatment facilities may be built in areas subject to 100-year flooding if protected by engineered solutions (such as berms, raising above flood levels, etc.) and if they meet all other flood protection requirements, including consideration of the expected future rise in sea level. Access roads leading to hazardous waste facilities shall be protected from 100-year flood events. (Policy 7-134)</p>
	<p>4.5-16(d) Residual repositories must conform to the requirements of the State Water Resources Control Board as stated in Sub-Chapter 15 of Title 23 of the California Code of Regulations. For treatment-type facilities, all above-ground</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
<p>4.5-17 Hazardous waste management facilities would be subject to a variety of potentially significant geologic hazards, including slope instability, differential settlement, expansive soils, landsliding and liquefaction. In addition, a number of earthquake faults traverse the County, posing some seismic hazard to all facilities.</p>	<p>facilities must have engineered structural design features, common to other types of industrial facilities. This includes spill containment and monitoring devices. (Policy 7-136)</p> <p>4.5-16(e) Residual repositories shall meet the depth to groundwater siting requirements of the State Water Resources Control Board as stated in Sub-Chapter 15 of Title 23 of the California Code of Regulations. Treatment facilities may be located in high groundwater areas if the engineered design of the containment structure is capable of withstanding failure because of geologic or soil failures which may arise. (Policy 7-139)</p> <p><u>Additional Mitigation Measures</u></p> <p>None suggested.</p> <p>4.5-17 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>4.5-17(a) Facilities located within areas with unstable soils shall have engineered design features to assure structural stability. This category includes steep slopes and areas subject to liquefaction and subsidence due to natural causes. (Policy 7-114)</p> <p>4.5-17(b) Facilities shall not be located within two hundred feet (200) feet of any active or recently active fault (California Administrative Code, Title 22, Section 66391) or a fault considered important in the Seismic Safety Element of the Contra Costa County General Plan. A greater setback may be required based on information from an environmental impact report. (Policy 7-133)</p> <p><u>Additional Mitigation Measures</u></p> <p>None suggested.</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
<p>4.5-18 A number of sensitive habitats exist within Contra Costa County that could be affected by the construction of hazardous waste management facilities.</p>	<p>4.5-18 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>4.5-18(a) Facilities shall not be located in wetlands, such as saltwater, fresh water and brackish marshes, swamps and bogs inundated by surface or groundwater with a frequency to support, under normal circumstances, a prevalence of vegetative or aquatic life which requires saturated soil conditions for growth and reproduction as defined in the adopted general, regional and State plans. The health risk assessment and environmental impact reports prepared for hazardous waste management facilities shall consider the need for buffer zones to separate the facility from environmentally sensitive land uses such as wetlands and critical habitat areas. (Policy 7-115)</p> <p>4.5-18(b) Facilities shall not be located within critical habitat areas, as defined in the adopted general, regional or State plans. The health risk assessment and environmental impact reports prepared for hazardous waste facilities shall consider the need for buffer zones to separate the facility from environmentally sensitive land uses such as wetlands and critical habitat areas. (Policy 7-135)</p>
<p>4.5-19 Implementation of the waste reduction, siting and transportation safety policies of the HWMP would result in the safer transport of less hazardous waste.</p>	<p>4.5-19 <u>Mitigation Measure Proposed by the Draft General Plan</u></p> <p>4.5-19 Treatment facilities should be located close to the waste generation sources to minimize the risks associated with transportation. Residual repositories may be located further away from waste generation sources than treatment-type facilities because of their need for larger land area. (Policy 7-132)</p>
	<p><u>Additional Mitigation Measures</u></p> <p>None suggested.</p>
<p>4.5-20 Proposed facilities would be compatible in character with adjacent industrial areas and would not be expected to generate a significant visual impact.</p>	<p>4.5-20 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>None.</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
<p>4.5-21 Under the proposed General Plan, new stations would be required in the East County area and new equipment, station expansions, and staff would be needed at existing stations in order to maintain an acceptable level of service (response time, equipment, etc.).</p>	<p style="text-align: center;"><u>Additional Mitigation Measures</u></p> <p>None suggested.</p> <p>4.5-21 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>4.5-21(a) A maximum running time of 3 minutes and/or 1.5 miles from the first-due station, and a minimum of 3 fire fighters shall be maintained in all central business district (CBD), urban and suburban areas. (Policy 7-61)</p> <p>4.5-21(b) A total response time (dispatch, plus running, plus set-up time) of five minutes shall be maintained in CBD, urban and suburban areas for 90 percent of all emergency responses. (Policy 7-62)</p> <p>4.5-21(c) New development shall pay its fair share of costs for new fire protection facilities and services. (Policy 7-63)</p> <p>4.5-21(d) Needed upgrades to fire facilities and equipment shall be identified as part of project environmental review and area planning activities, in order to reduce fire risk and improve emergency response in the County. (Policy 7-64)</p> <p>4.5-21(e) All new structures shall be equipped with sprinkler systems installed in accordance with recognized standards. (Policy 7-65)</p> <p>4.5-21(f) Consolidation of fire fighting agencies shall be considered where such reorganization will present the opportunity for enhanced level of service and/or lowered costs. (Policy 7-66)</p>
	<p style="text-align: center;"><u>Additional Mitigation Measures</u></p> <p>4.5-21(g) The 5-year plans should be updated to be consistent with the General Plan. The fee ordinances should also be amended</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
4.5-22 The proposed General Plan would require additional staff and equipment to maintain acceptable service ratios.	and fees increased as required to meet new capital requirements.
	4.5-21(h) In areas where operating shortfalls will result from increased service requirements related to new growth or the new service standards, the County should establish and/or increase fees generated from the benefit assessment districts.
	4.5-22 <u>Mitigation Measures Proposed by the Draft General Plan</u>
	4.5-22(a) A police protection service standard of 1.5 patrol officers per 1,000 residents within unincorporated portions of the County shall be strived for. (Policy 7-56)
	4.5-22(b) Sheriff patrol beats shall be configured to assure minimum response times and efficient use of resources. (Policy 7-57)
	4.5-22(c) A maximum response time goal for priority 1 or 2 calls of five minutes for 90 percent of all emergency responses in central business district, urban and suburban areas, shall be used by the sheriff when making staffing and beat configuration decisions. (Policy 7-58)
	4.5-22(d) Levels of service above the County-wide standard requested by unincorporated communities shall be provided through the creation of a County Service Area or other special governmental unit. (Policy 7-59)
	4.5-22(e) In developing areas the Sheriff protection service standard shall be achieved by creation of a County Service Area and special tax and/or creation of a Mello Roos Community Facilities District that generates special tax revenue to support additional increments of sheriff patrol necessary to meet the adopted service standard. Prior to receiving development approvals, developers should agree (via a Development Agreement or a landowner election) to participate in such special funding districts. (Implementation Measure 7-aq)

Table 2-1 (Continued)

Impacts	Mitigation Measures
	<p>4.5-22(f) General purpose revenues accruing to the County from unincorporated areas should be used to the maximum degree possible, to provide required municipal services (such as police protection) to those areas. The Board of Supervisors should place a high priority upon providing the Sheriff with the funding necessary to achieve the service standard. To accomplish this objective, the County will have to increase revenues from other sources to fund mandated Countywide services (e.g., criminal justice, social services) that presently dominate the Budget. (Implementation Measure 7-ar)</p> <p>4.5-22(g) A Countywide CSA (or set of smaller CSA's similar to those presently existing) should be organized to fund increased service standards. Special tax levies should be placed on the ballot and promoted by the County, in concert with local resident efforts. (Implementation Measure 7-as)</p>
<p>4.5-23 Growth attributable to the proposed General Plan would require the designation of substantial additional parkland in order to conform with adopted park standards.</p>	<p>4.5-23 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>4.5-23(a) Complete a comprehensive study of all open space lands in the County to determine the areas that are most suitable for future park acquisition. (Policy 7-bz)</p> <p>4.5-23(b) Require that new development meet the park standards and criteria included in the growth management program and set forth in Table 7-3. Ensure that credit for the park dedication ordinance requirements be given for private recreation facilities only after a finding has been adopted that the facilities will be open to and serve the public. (Policy 7-ca)</p> <p>4.5-23(c) Permit additional marinas to serve the Delta and the Bay if they areas if they can be located in the following types of areas: (Policy 7-cb).</p> <ul style="list-style-type: none"> o where projects can be clustered and located adjacent to similar uses; o along waterways having an adequate channel width as defined by the State Harbors and Navigation Code;

Table 2-1 (Continued)

Impacts	Mitigation Measures
	<ul style="list-style-type: none"> o having adequate public vehicular access; o where off-site improvements, such as required access roads, can be assigned to development; o where adequate on-site sewage disposal can be provided; o where located in an area served by a public fire protection district; and o where such uses will not conflict with adjacent agricultural uses.
	<p>4.5-23(d) Coordinate with the various school districts in the County to provide for the joint use of recreation facilities. (Policy 7-cc)</p>
	<p>4.5-23(e) Coordinate funds and programs administered by County government and other agencies, such as the East Bay Regional Park District, to obtain optimum recreation facilities development. (Policy 7-cd)</p>
	<p>4.5-23(f) Develop a comprehensive and interconnected series of hiking, biking and riding trails in conjunction with cities, special districts, public utilities and county service areas. (Policy 7-ce)</p>
	<p>4.5-23(g) Form a county-wide committee to explore funding sources for recreation and open space to support regional, community and local park and trails on a countywide basis. (Policy 7-cf)</p>
	<p>4.5-23(h) Work with local unincorporated communities to determine the means of providing local park services where the need presently exists, as well as when development occurs. (Policy 7-cg)</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
	<p>4.5-23(i) Increase the park dedication fee to a level which approaches the local park dedication standards called for in this Plan. (Policy 7-ch)</p>
	<p><u>Additional Mitigation Measures</u> None suggested.</p>
<p>4.5-24 Adoption of the Plan would increase existing overcrowding in the schools and require expansion of the existing school system.</p>	<p>4.5-24 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>4.5-24(a) The environmental review process shall be utilized to monitor the ability of area schools to serve development. (Policy 7-130)</p> <p>4.5-24(b) During the development review process, the State classroom size standards set by each district for primary and secondary schools shall be used as the basis for determining the adequacy of area schools. (Policy 7-131)</p> <p>4.5-24(c) When considering General Plan Amendment requests which increase density, the capacity of area schools and the district shall be given close attention. (Policy 7-132)</p> <p>4.5-24(d) The hearing body in reviewing residential projects shall consider the availability of educational facility capacity. (Policy 7-133)</p> <p>4.5-24(e) The development of quality schools shall be supported by coordinating development review with local school districts including such activities as designating school sites, obtaining dedications of school sites, and supporting local fees, special taxes, and bond issues intended for school construction. (Policy 7-134)</p> <p>4.5-24(f) Adequate provision of schools and other public facilities and services shall be assured by coordinating review of new development with the cities and other service providers through the Growth Management Program (see Chapter IV), the environmental review process, and other means. (Policy 7-135)</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
	4.5-24(g) School site donation by developers shall be encouraged through the use of density transfer or other appropriate land use alternatives. (Policy 7-136)
	4.5-24(h) The development of school facilities shall be provided in conjunction with and adjacent to local parks and trailways. (Policy 7-137)
	4.5-24(i) The County shall support efforts to create a branch state college on the Ygnacio Valley site in Concord. (Policy 7-138)
	4.5-24(j) The County shall support efforts to build a new junior college in the San Ramon Valley in a central location. (Policy 7-139)
	4.5-24(k) The County shall support school facility fees for growth impacted school districts. (Policy 7-140)
	4.5-24(l) In concert with the school districts, prepare an education facilities plan amendment to this General Plan which recommends locations for future school facilities. (Policy 7-ci)
	4.5-24(m) Lobby for State financing of new schools within the County. (Policy 7-cj)
	<u>Additional Mitigation Measures</u>
	None suggested.
4.5-25 Growth as projected in the General Plan would require additional child care facilities.	4.5-25 <u>Mitigation Measures Proposed by the Draft General Plan</u>
	4.5-25(a) The development of high quality child care and preschool facilities shall be encouraged in appropriate locations, especially in conjunction with schools, church facilities and centers of concentrated employment such as business parks. (Policy 7-141)

Table 2-1 (Continued)

Impacts

Mitigation Measures

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- 4.5-25(b) Child care and preschool facilities shall be consistent with residential and commercial land use designations where safe vehicular access and effective buffering of neighboring residences can be achieved. (Policy 7-142)
 - 4.5-25(c) Proposed development projects shall be required to provide for child care and preschool facilities in accordance with the General Plan and applicable ordinances, when significant demand for these facilities is created by the projects. (Policy 7-143)
 - 4.5-25(d) Proposed commercial and residential projects which do not directly provide child care or preschool facilities shall be required to comply with the provisions of the adopted child care ordinance. (Policy 7-144)
 - 4.5-25(e) In order to increase parental choice, the location of child care facilities shall be encouraged in residential neighborhoods, employment centers, at school sites, hospitals, religious facilities, parks and along transit routes. (Policy 7-145)
 - 4.5-25(f) Temporary child care facilities should be allowed as a management tool for the efficient and timely development of permanent facilities. (Policy 7-146)
 - 4.5-25(g) The County shall encourage and participate in efforts to coordinate child care programs and fund raising efforts to meet child care needs throughout the County, through the establishment of the Countywide child care organization, as recommended by the Child Care Task Force. (Policy 7-147)
 - 4.5-25(h) The County shall foster public awareness of the variety of needs and availability of resources for child care. (Policy 7-148)
 - 4.5-25(i) The County shall review and amend child care regulations and the permitting process in order to simplify them,

Table 2-1 (Continued)

Impacts	Mitigation Measures
	minimize fees and shorten the approval process. (Policy 7-149)
	4.5-25(j) The County shall encourage parents, providers, public officials and employers to participate in the planning and decision making processes related to providing child care facilities. (Policy 7-150)
	4.5-25(k) The County shall identify and propose necessary changes to State childcare licensing requirements which maintain safety but allow flexibility in site location. (Policy 7-151)
	4.5-25(l) Support programs which foster public awareness of the variety of needs and availability of resources for child care. (Implementation Measure 7-ck)
	4.5-25(m) Review the County Zoning Ordinance and other ordinances to ensure that requirements for child care and preschool facilities, churches, and other similar land uses are consistent with the policies above. (Implementation Measure 7-cl)
	<u>Additional Mitigation Measures</u>
	None suggested.
4.5-26 Growth allowed by the draft Plan would contribute to the increased need for additional libraries, superior and municipal courts, detention space, hospital facilities and general administrative space.	4.5-26 <u>Mitigation Measures Proposed by the Draft General Plan</u>
	4.5-26(a) The needs of existing and future residents of the County for public assembly and meeting space shall be evaluated. The availability of adequate public space shall be assured through coordinated actions of existing service providers. (Policy 7-151)
	4.5-26(b) When developing new general purpose public facilities, a balance between social, cultural, and recreational needs of the community being served shall be sought. (Policy 7-152)
	4.5-26(c) The following standards should be adopted to further the objective of bringing the County's library system into

Table 2-1 (Continued)

Impacts	Mitigation Measures
	<p>conformance with average levels of service in the region and in the State: (Policy 7-153)</p> <ul style="list-style-type: none"> o 50-60 hours of library service per week; o two books per capita; and o ½ square foot of library facility space per capita.
	<p>4.5-26(d) Services provide by the County Library System shall be maintained and improved by providing adequate funding for ongoing operations, and by providing new library facilities to meet the needs of County residents, particularly in growing areas where library service standards are not being met. (Policy 7-154)</p>
	<p>4.5-26(e) Sites of public institutions shall be developed in a manner which buffers the public use impacts from the adjacent land uses to the extent feasible. (Policy 7-155)</p>
	<p>4.5-26(f) The development of facilities and services to serve the needs of the elderly within the community shall be encouraged. (Policy 7-156)</p>
	<p>4.5-26(g) Churches and other religious institutions shall be considered consistent with residential and commercial land use designations where safe vehicular access and effective buffering of neighboring residences can be achieved. (Policy 7-157)</p>
	<p>4.5-26(h) Utilize the Mandatory Referral process (Section 65402 of the Government Code) to determine if public land acquisitions, sale or building of new structures, are in conformity with the General Plan. (Implementation Measure 7-cm)</p>
	<p>4.5-26(i) Pursue a full range of fiscal methods to finance needed public facilities. (Implementation Measure 7-cn)</p>
	<p>4.5-26(j) Where appropriate, encourage the establishment of specialized on-site libraries in business parks and other types of development. (Implementation Measure 7-co)</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
4.5-27 The proposed General Plan would result in a substantial amount of new energy requirements.	4.5-26(k) Identify changing long-term facilities needs through adoption of the annual 5-year Capital Improvement Program included in the Growth Management Element.
	<u>Additional Mitigation Measures</u>
	None suggested.
	4.5-27 <u>Mitigation Measures Proposed by the Draft General Plan</u>
	4.5-27(a) Commercial wind farms shall be restricted to the south Byron Hills portion of the County. (Policy 8-50)
	4.5-27(b) New residential uses should be discouraged within the wind energy areas, because clusters of wind turbines generate a certain amount of noise. Turbines could become a nuisance if new subdivisions or residences are allowed immediately adjacent to the existing turbines or on properties already approved for wind turbines. (Policy 8-51)
	4.5-27(c) Energy recovery projects, e.g., methane recovery from sewage (biomass), shall be encouraged, subject to adequate environmental protection. (Policy 8-53).
	4.5-27(d) The County shall cooperate with PG&E to retrofit existing homes with energy saving devices. (Policy 8-54)
	4.5-27(e) Prepare guidelines for solar design to be included as a revision to the subdivision ordinance. (Implementation Measure 8-bj)
	4.5-27(f) Include provisions for solar access within design review of projects. (Implementation Measure 8-bk)
	<u>Additional Mitigation Measures</u>
	None suggested.

Table 2-1 (Continued)

Impacts		Mitigation Measures	
4.6	RESOURCE AND SAFETY ISSUES		
4.6-1	Exceptions to the requirement for a 100-foot setback could allow substantial disturbance of wetlands.	4.6-1	<p><u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>None.</p> <p><u>Additional Mitigation Measures</u></p> <p>4.6-1(a) Other ground-disturbing activities should be excluded from the 100-foot buffer area in non-agricultural areas.</p> <p>4.6-1(b) Expansion or modification of non-habitable agriculture structures existing as of 1988 should only be allowed within 100 feet of wetlands if there is no feasible means to expand or modify the structure outside of the upland buffer area.</p> <p>4.6-1(c) Open space, recreation, flood control, and grazing should be encouraged on parcels which are wholly or mostly contained within 100 feet of wetlands.</p>
4.6-2	It may be unfeasible to revegetate with native grass species lands which have been modified for agriculture.	4.6-2	<p><u>Mitigation Measure Proposed by the Draft General Plan</u></p> <p>None.</p> <p><u>Additional Mitigation Measures</u></p> <p>None suggested.</p>
4.6-3	Continued development of windfarms in the eastern sections of the County could result in additional bird strikes and electrocutions of golden eagles.	4.6-3	<p><u>Mitigation Measure Proposed by the Draft General Plan</u></p> <p>None.</p> <p><u>Additional Mitigation Measures</u></p> <p>None suggested.</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
<p>4.6-4 The proposed urban limit line appears to include all or part of several areas designated as Significant Ecological Resource Areas.</p>	<p>4.6-4 <u>Mitigation Measure Proposed by the Draft General Plan</u></p> <p>None.</p> <p><u>Additional Mitigation Measures</u></p> <p>Revise the urban limit line to exclude Significant Ecological Resource Areas, where appropriate.</p>
<p>4.6-5 Development associated with the proposed draft General Plan would result in potentially significant adverse impacts to significant historical or architectural resources.</p>	<p>4.6-5 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>4.6-5(a) Areas which have been identified by the County as having important archaeological or historic significance shall be preserved for such uses, preferably in public ownership (Policy 9-28).</p> <p>4.6-5(b) Buildings or structures that have visual merit and historic value shall be protected (Policy 9-29).</p> <p>4.6-5(c) Development surrounding areas of historic significance shall have compatible and high-quality design in order to protect and enhance the historic quality of the area (Policy 9-30).</p> <p>4.6-5(d) Within the Southeast County area, applicants for subdivision or for land use permits to allow non-residential uses shall provide information to the County on the nature and extent of the archeological resources that exist in the area. The County Planning Agency shall be responsible for determining the balance between the multiple use of the land with the protection of resources (Policy 9-31).</p> <p>4.6-5(e) Develop an archaeological sensitivity map to be used by staff in the environmental review process for discretionary permits to determine potential impacts upon potential cultural resources (Implementation Measure 9-g).</p> <p>4.6-5(f) As a condition of approval of discretionary permits, include a procedure to be followed in the event that archaeological resources are encountered during development or construction (Implementation Measure 9-h).</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
4.6-5(g)	Develop design guidelines for areas adjacent to or within scenic corridors or historic sites (Implementation Measure 9-i).
4.6-5(h)	Review existing County ordinances and guidelines and make amendments as necessary to ensure that they provide adequate safeguards for archeologic and historic resources (Implementation Measure 9-j).
4.6-5(i)	Promote the use of the State of California Historic Building Code to protect historic sites in the County (Implementation Measure 9-k).
4.6-5(j)	Encourage owners of eligible historic properties to apply for State and Federal registration of these sites and to participate in tax incentive programs for historic restoration (Implementation Measure 9-l).
4.6-5(k)	Seek coordination and cooperation with Federal, State, and local governments, and with private and non-profit organizations, to establish funding sources to preserve, restore and enhance unique historic sites. Such funding sources may be used to acquire and preserve sites or to acquire easements over sites and building facades (Implementation Measure 9-m).
4.6-5(l)	Identify funding mechanisms, including funding from the County to the extent possible, to support programs to preserve, restore, and enhance unique historic sites (Implementation Measure 9-n).
4.6-5(m)	In those areas identified as having medium to high sensitivity for archaeological resources, proposed development projects shall be investigated during the environmental review process to determine whether valuable archaeological resources may be affected. At a minimum, a Phase I, Level I, survey should be conducted (Implementation Measure 9-o).

Table 2-1 (Continued)

Impacts	Mitigation Measures
<p>4.6-8 Development permitted on hillsides or ridges would potentially result in adverse detrimental impacts to the scenic resource.</p>	<p>4.6-8 <u>Mitigation Measures Proposed by the Draft General Plan</u></p>
	<p>4.6-8(a) When development is permitted to occur on hillsides, structures shall be located in a manner which is sensitive to available natural resources and constraints (Policy 9-19).</p>
	<p>4.6-8(b) Hilltops, ridges, rock outcroppings, mature stands of trees, and other natural features, shall be considered for preservation at the time that development applications are reviewed (Policy 9-20).</p>
	<p>4.6-8(c) Any new development shall be encouraged to generally conform with natural contours, and to avoid excessive grading (Policy 9-21).</p>
	<p>4.6-8(d) All new land uses which are to be located below a major scenic ridge shall be reviewed with an emphasis on protecting the visual qualities of the ridge (Policy 9-22).</p>
	<p>4.6-8(e) The involvement of public interest groups shall be encouraged when identifying, acquiring, and maintaining those areas of unique visual quality in the County (Policy 9-23).</p>
	<p>4.6-8(f) The appearance of the County shall be improved by eliminating negative features, such as non-conforming signs and overhead utility lines, and by encouraging aesthetically designed facilities with adequate setbacks and landscaping (Policy 9-24)</p>
	<p>4.6-8(g) Require Environmental Impact Reports to be prepared for any development projects which would have the potential to degrade the scenic qualities of major significant ridges in the County or the bay and delta shoreline (Implementation Measure 9-b).</p>
	<p>4.6-8(h) Develop hillside and ridgeline design guidelines to provide better guidance for development, particularly as it relates to grading, massing and relationship of structures to ridgelines (Implementation Measure 9-c).</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
4.6-8(i)	Where possible, structures shall not be built on the top of any designated scenic ridgeline (Implementation Measure 9-d).
4.6-8(j)	High quality engineering of slopes shall be required to avoid soil erosion, downstream flooding, slope failure, loss of vegetative cover, high maintenance costs, property damages, and damages to visual quality. Particularly vulnerable areas should be avoided for urban development. Slopes over 25 percent are generally not desirable for conventional cut-and-fill pad development (Policy 9-11).
4.6-8(k)	Extreme topographic modification, such as filling in canyons or removing hilltops, shall be avoided. Clustering and planned unit development approaches shall be encouraged. All future development plans, whether large- or small-scale, shall be based on identifying safe and suitable sites for buildings, roads and driveways. Exemptions to this policy are appropriate for mining, landfill, and public projects in open space areas (Policy 9-14).
4.6-8(l)	New water tanks that would harm the visual quality of a scenic ridge shall be buried, camouflaged or screened to mitigate their impacts (Policy 9-16).
4.6-8(m)	The construction of new structures on the top of major scenic ridges or within 50 feet of the ridgeline shall be discouraged (Policy 9-18).
4.6-8(n)	Any new development shall be encouraged to generally conform with natural contours to avoid excessive grading (Policy 9-21).
4.6-8(o)	All new land uses which are to be located below a major scenic ridge shall be reviewed with an emphasis on protecting the visual qualities of the ridge (Policy 9-22).

Table 2-1 (Continued)

Impacts	Mitigation Measures
4.6-9 Proposed development may degrade the scenic resources of the Bay and Delta shoreline.	4.6-8(p) Prepare specific plans and/or adopt an ordinance which would protect the major scenic ridgelines not already under public protection ownership (Implementation Measure 9-a).
	<u>Additional Mitigation Measures</u>
	4.6-8(q) Discourage hillside development in order to preserve the visual character of hillsides and ridges in the County.
	<u>4.6-9 Mitigation Measures Proposed by the Draft General Plan</u>
	4.6-9(a) Develop and enforce guidelines for development along scenic waterways to maintain the visual quality of these areas (Implementation Measure 9-e).
	4.6-9(b) Maintenance of the scenic waterways of the County shall be ensured through public protection of the marshes and riparian vegetation along the shorelines and delta levees, as otherwise specified in this plan (Policy 9-25).
	4.6-9(c) Tule islands and levee remnants within the County shall be restricted from new development (Policy 9-26).
	<u>Additional Mitigation Measures</u>
	None suggested.
4.6-10 Protection of scenic routes does not include provisions which would establish the extent or limits of designated scenic corridors.	<u>4.6-10 Mitigation Measures Proposed by the Draft General Plan</u>
	4.6-10(a) Prepare a corridor study in which an appropriate scenic corridor width will be defined along all proposed scenic routes (Implementation Measure 9-d).
	4.6-10(b) Prepare a visual analysis of proposed scenic routes to identify views of significant visual or cultural value (Implementation Measure 9-e)

Table 2-1 (Continued)

Impacts	Mitigation Measures
4.6-11 The location of visual "Gateways" in the County has not been identified, and could impede public access to scenic routes.	<p><u>Additional Mitigation Measures</u></p> <p>None suggested.</p>
4.6-11 The location of visual "Gateways" in the County has not been identified, and could impede public access to scenic routes.	<p>4.6-11 <u>Mitigation Measures Proposed by the Draft General Plan</u></p>
4.6-11 The location of visual "Gateways" in the County has not been identified, and could impede public access to scenic routes.	<p>4.6-11(a) Identify and designate "gateways" within the scenic routes which are located at unique transition points in topography or land use and serve as entrances to regions of the County (Implementation Measure 9-f).</p>
4.6-11 The location of visual "Gateways" in the County has not been identified, and could impede public access to scenic routes.	<p>4.6-11(b) Physical and visual public access to established scenic routes shall be protected (Policy 9-27).</p>
4.6-12 Vehicle trips generated by land uses in the County would create new emissions over the entire Bay Area transportation network.	<p><u>Additional Mitigation Measures</u></p> <p>None suggested.</p>
4.6-12 Vehicle trips generated by land uses in the County would create new emissions over the entire Bay Area transportation network.	<p>4.6-12 <u>Mitigation Measures Proposed by the Draft General Plan</u></p>
4.6-12 Vehicle trips generated by land uses in the County would create new emissions over the entire Bay Area transportation network.	<p>4.6-12(a) Vehicle miles travelled (VMT) throughout the County shall be reduced (Goal 8-AC).</p>
4.6-12 Vehicle trips generated by land uses in the County would create new emissions over the entire Bay Area transportation network.	<p>4.6-12(b) The percentage of average daily traffic trips occurring at peak hours shall be reduced (Goal 8-AD).Table 4.6(5)</p>
4.6-12 Vehicle trips generated by land uses in the County would create new emissions over the entire Bay Area transportation network.	<p>4.6-12(c) Development and roadway improvements shall be phased to avoid congestion (Policy 8-99).</p>
4.6-12 Vehicle trips generated by land uses in the County would create new emissions over the entire Bay Area transportation network.	<p>4.6-12(d) The free flow of vehicular traffic shall be facilitated on major arterials (Policy 8-100).</p>
4.6-12 Vehicle trips generated by land uses in the County would create new emissions over the entire Bay Area transportation network.	<p>4.6-12(e) Vehicular emissions shall be reduced throughout the County (Policy 8-101).</p>
4.6-12 Vehicle trips generated by land uses in the County would create new emissions over the entire Bay Area transportation network.	<p>4.6-12(f) A safe, convenient and effective bicycle and trail system shall be created and maintained to encourage increased bicycle use and walking as alternatives to driving (Policy 8-102).</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
	4.6-12(g) A safe and convenient pedestrian system shall be created and maintained in order to encourage walking as an alternative to driving (Policy 8-103).
	4.6-12(h) Discourage development that encourages long-distance commuting, adversely affects the desired jobs/housing balance, or is entirely auto-dependent (Implementation Measure 8-do).
	4.6-12(i) Review proposed development to encourage maximum use of bicycle, pedestrian and transit modes of transportation (Implementation Measure 8-dq).
	4.6-12(j) Support efforts at the State and regional level to enact legislation providing for stricter controls on mobile, stationary and area sources of air pollutants (Implementation Measure 8-dr).
	4.6-12(k) Cooperate with the Association of Bay Area Governments (ABAG), Bay Area Air Quality Management District (BAAQMD), and Metropolitan Transportation Commission (MTC) in future regional air quality planning efforts (Implementation Measure 8-ds).
	4.6-12(l) In addition to improving the jobs/housing balance, an effort to fill jobs in the County with County residents through "local hire" policies could be encouraged. Job training programs for County residents should be tailored to local jobs. (New Implementation Measure 8-dp)
	<u>Additional Mitigation Measures</u>
	None suggested.
4.6-13 Stationary sources of air pollution resulting from implementation of the draft General Plan would predominately include emissions from residential and industrial operations.	4.6-13(a) Proposed projects shall be reviewed for their potential to impact air quality conditions (Policy 8-104).
	4.6-13(b) Proposed projects shall be reviewed for their potential to generate hazardous air pollutants (Policy 8-105).

Table 2-1 (Continued)

Impacts	Mitigation Measures
4.6-14 The adoption of the draft General Plan would result in increased ambient noise levels in unincorporated areas of the County from roadway traffic, railroad traffic, airport activity, construction, industrial activity and the proposed extension of BART within the County.	<p>4.6-13(c) Air quality planning efforts shall be coordinated with other local, regional and State agencies (Policy 8-106).</p> <p>4.6-13(d) New housing in infill and peripheral areas, which are adjacent to existing residential development, shall be encouraged (Policy 8-108).</p> <p>4.6-13(e) Review major development applications for consistency with regional air quality plan assumptions (Implementation Measure 8-dq)</p> <p>The mitigation measures listed above will reduce, but not eliminate, the significant impacts of adoption of the proposed plan on regional air quality. Therefore, project impacts on air quality should be considered unavoidable.</p> <p style="text-align: center;"><u>Additional Mitigation Measures</u></p> <p style="text-align: center;">None suggested.</p> <p>4.6-14 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>4.6-14(a) New projects shall be required to meet acceptable exterior noise level standards as established in the noise and land use compatibility guidelines contained in Figure X-1. These guidelines, along with the future noise levels shown in the future noise contours maps, should be used by the County as a guide for evaluating the compatibility of "noise-sensitive" projects in potentially noisy areas (Policy 10-1).</p> <p>4.6-14(b) The standard for outdoor noise levels in residential areas is a DNL of 60 dB or less. However, a DNL of 60 dB or less may not be achievable in all residential areas due to economic or aesthetic constraints (Policy 10-2).</p> <p>4.6-14(c) Title 24 , Part 2, of the California Administrative Code requires that new multiple family housing projects, hotels, and motels exposed to a DNL of 60 dB or greater have a detailed acoustical analysis describing how the project will provide an interior DNL of 45 dB or less. The County shall</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
	also require new single-family housing projects to provide for an interior DNL of 45 dB or less (Policy 10-3).
	4.6-14(d) If an area is currently below the maximum "normally acceptable" noise level, an increase in noise up to the maximum should not necessarily be allowed (Policy 10-4).
	4.6-14(e) If a noise study is performed, the study should base impacts on the potential for the project to significantly increase existing noise levels. This will help determine the likelihood of community response (Policy 10-5).
	4.6-14(f) Public projects shall be designed and constructed to minimize long-term noise impacts on existing residents (Policy 10-6).
	4.6-14(g) In developing residential areas exposed to a DNL in excess of 65 dB due to single events such as airport, helicopter, or train operations, indoor noise levels due to these single events shall not exceed a maximum A-weighted noise level of 50 dB in bedrooms and 55 dB in other habitable rooms (Policy 10-7).
	4.6-14(h) Construction activities shall be concentrated during the hours of the day that are not noise-sensitive for any adjacent land uses and should be conditioned to occur during normal work hours of the day, so as to provide relative quiet during the more sensitive evening and early morning periods (Policy 10-8).
	4.6-14(i) Sensitive land uses shall be encouraged to locate away from noisy areas, or the impacts of noise on these uses shall be mitigated. If residential areas are planned adjacent to industrial noise sources, then a noise study shall be performed to determine the extent of any noise impacts and recommend appropriate noise mitigation measures (Policy 10-9).
	4.6-14(j) Development located within 6,000 feet of Camp Parks Reserve Forces Training Area shall be required to prepare a detailed acoustical analysis. The analysis shall determine

Table 2-1 (Continued)

Impacts	Mitigation Measures
	if the project will be severely affected by noise and, if so, what noise mitigation measures are available (Policy 10-10).
4.6-14(k) Noise impacts upon the natural environment, including impacts on wildlife, shall be evaluated and considered in review of development projects (Policy 10-10).	
4.6-14(l) Encourage use of the following mitigation measures to minimize noise impacts of proposed development projects:	
	a) Site planning. Proper site planning to reduce noise impacts is the first mitigation measure that should be investigated. By taking advantage of the natural shape and terrain of a site, it often is possible to arrange the buildings and other uses in a manner which will reduce and possibly eliminate noise impact. Specific site planning techniques include:
	1) increasing the distance between the noise source and the receiver;
	2) placing non-noise-sensitive land uses, such as parking lots, maintenance facilities and utility areas, between the source and the receiver;
	3) using non-noise-sensitive structures, such as garages, to shield noise-sensitive areas; and
	4) orienting buildings to shield outdoor spaces from a noise source.
	b) Architectural layout of buildings. In many cases, noise reduction can be attained by careful layout of noise-sensitive spaces. Bedrooms, for example, should be placed away from freeways. Quiet outdoor spaces can be provided next to a noisy highway by creating a U-shaped development which faces away from the highway. Prior to approval of construction or adoption of an operational plan, site specific environmental review of the East

Table 2-1 (Continued)

Impacts

Mitigation Measures

County Airport shall be revised based upon the specific project characteristics.

- c) Noise barriers or walls are commonly used to reduce noise levels from ground transportation noise sources and industrial sources. While serving a dual purpose, in that they can reduce noise level both outdoors and indoors, to be effective, a barrier must interrupt the line of sight between the noise source and the receiver. A barrier should provide at least 5 dB of noise reduction to achieve a noticeable change in noise levels.
- d) Construction modifications. If site planning, architectural layout, noise barriers, or a combination of these measures do not achieve the required noise reduction, construction modification to walls, roofs, ceilings, doors, windows, and other penetrations may be necessary.

(Implementation Measure 10-c).

4.6-14(m) Noise mitigation features shall be incorporated into the design and construction of new projects or be required as conditions of project approval. (implementation measure 10-e).

4.6-14(n) Adopt a noise ordinance as the method to regulate noise from sources other than transportation sources. The noise ordinance should include specific noise level limits for stationary sources (i.e., projects). These noise level limits should take into account the type of adjacent land use (i.e., residential, commercial or industrial). The State of California Office of Noise Control has published a Model Community Noise Ordinance. (implementation measure 10-f).

4.6-14(o) Coordinate efforts among the County, the cities, BART, State government and other agencies to develop a multi-phased action program to mitigate noise impacts. (implementation measure 10-g).

Table 2-1 (Continued)

Impacts	Mitigation Measures
	<p>4.6-14(p) Prepare and adopt a noise abatement program that is consistent with State and Federal guidelines, legally valid, and cost-effective. (implementation measure 10-h)</p> <p style="text-align: center;"><u>Additional Mitigation Measures</u></p> <p>4.6-14(q) Residential structures proposed to be built within railroad noise contours should be adequately set back to avoid the effects of vibration on residents.</p> <p>4.6-14(r) Require that development projects adjacent to railroad lines observe a 200 foot setback. Require that the projects adequately mitigate the potential for significant effects from vibration through site design that locates streets, storm drain lines and other utilities in the 200-foot setback area.</p>
<p>4.6-15 Risk of contamination of domestic well water from increasing levels of nitrates in water from agricultural fertilizers, leaking septic tanks and increased pumping may continue under the proposed plan.</p>	<p>4.6-15 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>4.6-15(a) Public ownership of lands bordering reservoirs shall be encouraged to safeguard water quality (Policy 10-76).</p> <p>4.6-15(b) The safety of valuable underground water supplies for present and future users shall be ensured by preventing contamination (Policy 10-77).</p> <p>4.6-15(c) Water service systems shall be required to meet regulatory standards for water delivery, water storage and emergency water supplies (Policy 7-16).</p> <p>4.6-15(d) Water service agencies shall be encouraged to meet all regulatory standards for water quality prior to approval of any new connections to that agency (Policy 7-23).</p> <p>4.6-15(e) All wells and other entrances to aquifers shall be identified and protected (Policy 10-81).</p> <p>4.6-15(f) Annexation of municipal or small service districts into the larger districts shall be supported when such annexations would result in water supply safety benefits to the consumers (Policy 10-82).</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
	<p>4.6-15(g) Development of rural residences or other uses, that will be served by well water or an underground water supply, shall be discouraged in areas with high nitrate concentrations in the groundwater (see Figure 7-2) (Policy 7-21).</p> <p>4.6-15(h) Discourage the development of new wells for domestic use in areas with high nitrate concentrations in the ground water (Policy 10-88).</p> <p>4.6-15(i) Land use plans and major project proposals that would encourage development served by wells and septic systems shall be approved only after there are assurances of the adequacy of the aquifer and that there is minimum risk of well contamination during the rainy season (Policy 10-80).</p> <p>4.6-15(j) Prior to approval of development entitlements, new development shall be required to obtain verification from a water service agency that an adequate water supply can be provided to serve the development if the development is built within a period of time specified by the water agency. That supply shall not depend upon surplus water supplies as a primary source (Policy 7-22).</p> <p>4.6-17(k) Instruct the County Health Department to do a study of the nitrate groundwater problem for East County including recommendations on continued approval of new wells for residential use (Implementation Measure 10-ak).</p>
	<p><u>Additional Mitigation Measures</u></p>
	<p>None suggested.</p>
<p>4.6-16 Increased urbanization due to the adoption of the draft General Plan would contribute pollutants, often termed "urban runoff" and sediments to surface waters such as rivers, creeks and the Delta.</p>	<p>4.6-16 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>4.6-16(a) The use of toxic and nutritive chemicals by agricultural operators shall be minimized (Policy 10-79).</p>
	<p>4.6-16(b) The County shall support water quality standards adequate to protect public health in importing areas as a priority at</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
	least equal in status to support of Bay/Delta estuary water standards (Policy 10-74).
	4.6-16(c) Because of the public need for water of a quality suitable for domestic, industrial and agricultural uses, the County shall take an active role in reviewing Regional, State and Federal programs which could affect water quality and water supply safety in Contra Costa County (Policy 10-86).
	<u>Additional Mitigation Measures</u>
	None suggested.
4.6-17 Industrial upsets, such as oil spills, can seriously degrade water quality of both surface and groundwaters (see discussion in the Hazardous Materials Section of this Chapter).	4.6-17 <u>Mitigation Measures Proposed by the Draft General Plan</u>
	4.6-17(a) Point sources of pollution shall be identified and controlled to protect adopted beneficial uses of water (Policy 10-75).
	4.6-17(b) Prohibit underground discharges of toxic liquid wastes (Policy 10-78).
	<u>Additional Mitigation Measures</u>
	None suggested.
4.6-18 Diminished water quality in the Delta could result from increased diversion of water from the Delta to Southern California, and salt water intrusion, coupled with the projected long term rise in sea level.	4.6-18 <u>Mitigation Measures Proposed by the Draft General Plan</u>
	The County shall actively oppose any and all efforts to construct a peripheral canal or any other water diversion system that reduces Delta flows unless and until it can be conclusively demonstrated that such a system would, in fact, protect, preserve, and enhance the San Francisco Bay Delta estuary system (Policy 8-25).
	<u>Additional Mitigation Measures</u>
	None suggested.

Table 2-1 (Continued)

Impacts	Mitigation Measures
<p>4.6-19 Development projects in all parts of the County may not have access to adequate quantities or quality of domestic water supplies.</p>	<p>4.6-19 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>4.6-19(a) Water service agencies shall be encouraged to establish service boundaries and to develop supplies and facilities to meet future water needs based on the growth policies contained in the County and cities' General Plans (Policy 7-17).</p> <p>4.6-19(b) Urban development shall be encouraged within the existing water Spheres of Influence adopted by the Local Agency Formation Commission; expansion into new areas beyond the Spheres should be restricted to those areas where urban development can meet all service standards included in this General Plan (Policy 7-19).</p> <p>4.6-19(c) New water storage reservoirs shall be encouraged in appropriate locations subject to adequate mitigation of environmental impacts (Policy 10-87).</p> <p>4.6-19(d) Institute a detailed inventory of County aquifers to make known these water sources which, among other uses, may be utilized in the event of water shortage (Implementation Measure 10-ag).</p> <p>4.6-19(e) A permit system shall be required for all future wells or other shafts to aquifers (Implementation Measure 10-ah).</p> <p>4.6-19(f) Monitoring of well water quality shall be required (Implementation Measure 10-ai).</p> <p>4.6-19(g) Develop drilling and sealing ordinances designed for protection of aquifers and the public health and welfare (Implementation Measure 10-aj)</p>
	<p><u>Additional Mitigation Measures</u></p>
	<p>None suggested.</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
<p>4.6-20 Development of new water systems in rural portions of the County may induce growth in rural areas.</p>	<p>4.6-20 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>4.6-20(a) No new water districts shall be established (Policy 10-83).</p> <p>4.6-20(b) The development of new water districts, private systems, or public water companies shall be discouraged (Policy 7-20).</p> <p>4.6-20(c) Water service agencies shall be discouraged from constructing new water distribution infrastructure which exceeds future water needs based on the buildout of the County General Plan and city general plans (Policy 7-18).</p>
<p>4.6-21 Existing and potential future county land uses involving hazardous materials storage, use and disposal will continue to present risk of accidental release that could create adverse human health or environmental effects.</p>	<p><u>Additional Mitigation Measures</u></p> <p>None suggested.</p> <p>4.6-21 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>4.6-21(a) Users of hazardous materials in the County will be required to submit business plans in accordance with the Business Plan Act for incorporation into the County Area Plan. This plan will be updated periodically in order to provide accurate information for emergency response organizations.</p> <p>4.6-21(b) Users of acutely hazardous materials in the County will be required to register such uses with the County Health Services Department, and to prepare Risk Management and Prevention Program information as directed. Such information will be made available to county agencies with decision-making power to help resolve potential land use conflict issues.</p> <p>4.6-21(c) Industries that store and process hazardous materials shall provide a buffer zone between the installation and the property boundaries sufficient to protect public safety. The adequacy of the buffer zone shall be determined by the County Planning Agency (Policy 9-64).</p> <p>4.6-21(d) Secondary containment and periodic examination shall be required for all storage of toxic materials (Policy 9-63).</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
<p>4.6-22 New areas of residential and commercial development proposed under the draft General Plan would increase the number of persons in proximity to land uses involving hazardous materials and to routes used for transportation of such materials, and therefore could increase the potential health risk from an accidental hazardous material release.</p>	<p>4.6-21(e) Industrial facilities shall be constructed and operated in accordance with up-to-date safety and environmental protection standards (Policy 9-64).</p>
	<p>4.6-21(f) The County Ordinance Code should be revised to require the issuance of land use permits for all industrial uses (Policy 9-67).</p>
	<p><u>Additional Mitigation Measures</u></p>
	<p>None suggested.</p>
<p>4.6-23 Potential increased transportation of hazardous materials within the County or new facilities for such transportation could increase the risk of adverse human health or environmental effects resulting from an accident.</p>	<p>4.6-22 <u>Mitigation Measures Proposed by the Draft General Plan</u></p>
	<p>4.6-22(a) Mitigation Measures 4.6-21(a-f) would apply to reducing the level of significance of this impact.</p>
	<p>4.6-22(b) In order to provide for public safety, urban and suburban development should not take place in areas where they would be subject to safety hazards from oil and gas wells. Development near oil and gas wells should meet recognized safety standards (Policy 9-69).</p>
	<p><u>Additional Mitigation Measures</u></p>
	<p>None suggested.</p>
<p>4.6-23 Potential increased transportation of hazardous materials within the County or new facilities for such transportation could increase the risk of adverse human health or environmental effects resulting from an accident.</p>	<p>4.6-23 <u>Mitigation Measures Proposed by the Draft General Plan</u></p>
	<p>4.6-23(a) To the greatest possible extent, new fuel pipelines should not be routed through population centers nor should they cross major disaster evacuation routes (Policy 9-68).</p>
	<p>4.6-23(b) When an emergency occurs in the transportation of hazardous materials, the OES shall be notified as soon as possible (Policy 9-70).</p>
	<p>4.6-23(c) To the greatest extent feasible, industry should be encouraged to utilize underground pipelines, rail, and waterways to transport hazardous materials in order to take</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
<p>4.6-24 Population and employment activity increases under the proposed draft General Plan would increase the number of persons exposed to risk of injury, death or property damage resulting from seismic events in the region.</p>	<p>advantage of the greater separation from the general public provided by these modes of transportation (Policy 9-71).</p>
	<p>4.6-23(d) The County Ordinance Code should be amended to require land use permits for all new regional major pipelines transmitting hazardous materials.</p>
	<p><u>Additional Mitigation Measures</u></p>
	<p>None suggested.</p>
	<p>4.6-24 <u>Mitigation Measures Proposed by the Draft General Plan</u></p>
	<p>4.6-24(a) Prohibit construction of structures for human habitation, and those whose loss would affect public safety or needed services, over the trace of an active fault (Policy 9-12).</p>
	<p>4.6-24(b) Require that structures intended for human occupancy are adequately set back from active and potentially active fault traces, taking into account the varying degrees of seismic risk and the consequences of failure (Implementation Measure 9-a).</p>
	<p>4.6-24(c) Develop ordinances incorporating existing Board of Supervisors' policy on administering the Alquist Priolo Special Studies Zone Act (Implementation Measure 9-1).</p>
	<p>4.6-24(d) Base significant land use decisions (General Plan Amendments, Rezoning, etc.) on a thorough evaluation of geologic-seismic and soils conditions and risk (Policy 9-2).</p>
	<p>4.6-24(e) Require that structures designed for human habitation be designed to perform satisfactorily under earthquake conditions (Policy 9-3).</p>
	<p>4.6-24(f) Require geologic-seismic and soils studies as a precondition to authorizing public or private construction in areas prone to severe levels of groundshaking where risks to life and investments are high (Policy 9-4).</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
	4.6-24(g) Include appropriate recommendations for seismic strengthening and detailing (to meet the latest adopted seismic design criteria) in staff review of development permit applications and other entitlements and in comments on projects of other agencies (Policy 9-5).
	4.6-24(h) Prohibit the erection of structures for human habitation, as well as structures and facilities whose loss would affect public safety or the provision of needed services, in areas where there is a high risk of severe damage or isolation in the event of an earthquake (Policy 9-6).
	4.6-24(i) Give primary consideration to ground conditions in the selection of land use and the design of development projects (Policy 9-8).
	4.6-24(j) Apply policies regarding liquefaction to other ground failures which might result from groundshaking but which are not subject to such well-defined field and laboratory analysis (Policy 9-10).
	4.6-24(k) Combine on the "Relative Stability" map the locations of State mandated Special Studies Zones and potentially active faults of concern to critical public and private facility location (e.g., emergency response facilities, public safety facilities, hospitals, freeways, etc.).
	<u>Additional Mitigation Measures</u>
	None suggested.
4.6-25 The draft General Plan would increase the development potential of county areas subject to liquefaction, and therefore increase the associated risks to persons and property.	4.6-25 <u>Mitigation Measures Proposed by the Draft General Plan</u>
	4.6-25(a) Discourage urban or suburban development in areas susceptible to high liquefaction dangers, while recognizing that there are low intensity uses, such as water-related recreation and agriculture, that are appropriate in such areas (Policy 9-18).

Table 2-1 (Continued)

Impacts	Mitigation Measures
4.6-26 Adoption of the draft General Plan may not avoid developments in ground failure or landslide hazard areas.	4.6-25(b) Any structures permitted in areas of high liquefaction danger shall be sited, designed and constructed to minimize the dangers from damage due to earthquake induced liquefaction (Policy 9-20).
	4.6-25(c) Approval of public or private projects in areas of high liquefaction potential shall be contingent on geologic and engineering studies which define and delineate potentially hazardous geologic and/or soils conditions, recommend means of mitigating these adverse conditions; and on proper implementation of mitigation measures (Policy 9-21).
	<u>Additional Mitigation Measures</u>
	None suggested.
	<u>4.6-26 Mitigation Measures Proposed by the Draft General Plan</u>
	4.6-26(a) Analyze available slope failure records and recommend any needed improvements to the County Grading Ordinance (Implementation Measure 9-n).
	4.6-26(b) Consider the adoption of a hillside preservation ordinance in order to implement the policies of the Safety Element and coordinate it with the Open Space/Conservation element of the General Plan (Implementation Measure 9-o).
	4.6-26(c) Refer development proposals in areas of potential land instability or geologic hazards to the County Planning Geologist for review and recommendation (Implementation Measure 9-p).
	4.6-26(d) Require geologic and engineering studies as necessary to evaluate proposed developments in areas subject to potential landslide hazards (Implementation Measure 9-q).
	4.6-26(e) Require that General Plan Amendment requests involving lands with slopes of over 15 percent be accompanied by a soils/geologic report (Implementation Measure 9-r).

Table 2-1 (Continued)

Impacts	Mitigation Measures
<p>4.6-27 Development allowable under the proposed general plan within the 100-year flood plain, including Bethel Island and other Delta islands development, would increase the number of persons and amount of property potentially exposed to flood conditions.</p>	<p>4.6-26(f) Add to the Safety Element a "Relative Stability" map, based upon the U.S. Geological Survey Professional Paper No. 944, which shows 6 categories of stability/instability, at a scale of 1 inch = 2 miles (Implementation Measure 9-m).</p>
	<p><u>Additional Mitigation Measures</u></p>
	<p>4.6-26(g) Include in the General Plan a policy that requires either total repair or avoidance of landslides and other potentially unstable areas in the review and approval process for development projects.</p>
	<p>4.6-27 <u>Mitigation Measures Proposed by the Draft General Plan</u></p>
	<p>4.6-27(a) To ensure public safety by directing development away from areas which may pose a risk to life from flooding, and to mitigate flood risks to property. (goal 9-G)</p>
	<p>4.6-27(b) The areas designated [by the U.S. Federal Emergency Management Agency (FEMA) as lying within the 100-year flood plain] shall be considered inappropriate for conventional urban development due to flood hazards as defined by FEMA. Applications for development at urban or suburban densities in areas where there is a serious risk to life shall be denied (Policy 9-33).</p>
	<p>4.6-27(c) Plans for Delta levee rehabilitation and maintenance should be developed to protect the beneficial uses of the Delta (Policy 7-53).</p>
	<p>4.6-27(d) In mainland areas along the rivers and bays affected by water backing up into the watercourse, it shall be demonstrated prior to development that adequate protection exists either through levee protection or change of elevation (Policy 9-35).</p>
	<p>4.6-27(e) On islands in East County, development shall not be allowed until a study is performed to resolve issues and determine appropriate locations for development. This study shall be</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
	<ul style="list-style-type: none">a high priority for the County and should include the following:<ul style="list-style-type: none">o a risk assessment of development in that area; ando an analysis of flooding due to runoff and tides, settlement of shallow soils, deep subsidence, liquefaction, and adequacy of insurance programs (Policy 9-36).
4.6-27(f)	In mainland areas affected by creeks, development within the 100-year flood plain shall be limited until a flood management plan can be adopted, which may include regional and local facilities if needed. The riparian habitat shall be protected by providing a cross section of channel suitable to carry the 100-year flow. Flood management shall be accomplished within the guidelines contained in the Conservation Element (Policy 9-34).
4.6-27(g)	The County shall review flooding policies as they relate to properties designated by FEMA as within both the 100- and the 500-year floodplains (Policy 9-45).
4.6-27(h)	Land use plans and zoning shall be the primary means for floodplain management in preference to structural improvements, where possible (Policy 7-41).
4.6-27(i)	Residential and non-residential uses proposed in areas of special flood hazards, as shown on FEMA maps, shall conform to the requirements of the County Floodplain Management Ordinance (#87-45) and the further requirements outlined in the "Delta Recreation and Resources" section (d)(5). (A textual description of the "Agricultural Lands" and "Agricultural Core" land use designations is provided in the Land Use Element, pages ? and ?.) (The ordinance requires that specific construction standards be applied to any new subdivision of lands or structures proposed in flood-prone areas. Structures must be properly anchored to their foundation; flood-resistant construction materials and improvements must be used; lower floors must be designed to automatically equalize hydrostatic

Table 2-1 (Continued)

Impacts	Mitigation Measures
	pressure on exterior walls; and structures must be elevated to or above the FEMA base flood elevation.)
	4.6-27(j) A uniform set of flood damage prevention standards should be established by the cooperative efforts of all County, State, and Federal agencies with responsibilities for flood control works and development in flood-prone areas in the County (Policy 9-37).
	4.6-27(k) Flood-proofing of structures shall be required in any area subject to flooding; this shall occur both adjacent to watercourses as well as in the Delta or along the waterfront (Policy 9-38).
	4.6-27(l) Draft and adopt a flood management plan for mainland areas affected by creeks, in accordance with the guidelines contained in the Safety Element and Open Space/Conservation Element of this General Plan (Implementation Measure 9-v).
	4.6-27(m) Establish a uniform set of flood damage prevention standards in cooperation with appropriate County, State, and Federal agencies (Implementation Measure 9-x).
	4.6-27(n) Through the environmental review process, ensure that potential flooding impacts due to new development, including on-site and downstream flood damage, subsidence, dam or levee failure, and potential inundation from tsunamis and seiches, are adequately assessed. Impose appropriate mitigation measures (e.g., flood-proofing, levee protection, Delta reclamations) (Implementation Measure 9-y).
	4.6-27(o) Adopt ordinances implementing the Federal Emergency Management Agency Flood Insurance Program (Implementation Measure 9-aa).
	<u>Additional Mitigation Measures</u>
	4.6-27(p) All residential and non-residential uses proposed in areas of special flood hazards, as shown on FEMA maps, shall

Table 2-1 (Continued)

Impacts	Mitigation Measures
<p>4.6-28 Potential levee failure would continue to pose a risk to areas protected by levees. The number of persons and the amount of property at risk would be increased by draft General Plan development.</p>	<p>conform to the requirements of the County Floodplain Management Ordinance (#87-45). The provisions of the ordinance shall be applied to all approved entitlements (land use permits, tentative, final, and parcel maps, development plan permits, and variances) and ministerial permits (building and grading permits).</p>
	<p>4.6-28 <u>Mitigation Measures Proposed by the Draft General Plan</u></p>
	<p>4.6-28(a) In order to protect lives and property, intensive urban and suburban development shall not be permitted in reclaimed areas unless flood protection in such areas is constructed, at a minimum, to the standards of the Flood Disaster Protection Act of 1973. Levees protecting these areas shall meet the standards of the U.S. Army Corps of Engineers (Policy 9-51).</p>
	<p>4.6-28(b) Delta levees shall be rehabilitated and maintained to protect beneficial uses of the Delta and its water. Only those uses appropriate in areas subject to risk of flooding and seismic activity, such as agriculture and recreation, should be planned and approved. This policy shall not apply to Bethel Island or Discovery Bay (Policy 9-52).</p>
	<p>4.6-28(c) The potential effects of dam or levee failure are so substantial that geologic and engineering investigation shall be warranted as a prerequisite for authorizing public and private construction of either public facilities or private development in affected areas (Policy 9-55).</p>
	<p>4.6-28(d) Development proposals should be reviewed with reference to dam failure inundation maps, as these become available, in order to determine evacuation routes (Policy 9-56).</p>
	<p>4.6-28(e) Dam and levee failure, as well as potential inundation from tsunamis and seiches, shall be a significant consideration of the appropriateness of land use proposals (Policy 9-57).</p>
	<p>4.6-28(f) Conduct a study of flooding conditions on islands in East County, including a risk assessment of development in that</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
	<p>area and an analysis of flooding due to runoff and tides, settlement of shallow soils, deep subsidence, liquefaction, and adequacy of insurance programs (Implementation Measure 9-w).</p>
	<p>4.6-28(g) Develop and implement Delta levee rehabilitation plans in cooperation with State and Federal agencies and the private sector, in accordance with the policies of this General Plan (Implementation Measure 9-z).</p>
	<p>4.6-28(h) Prohibit new structures which would restrict maintenance or future efforts to increase the height of the levees from being constructed on top or immediately adjacent to the levees (Implementation Measure 9-ab).</p>
	<p>4.6-28(i) All analysis of levee safety shall include consideration of the worst case situations of high tides coupled with storm-driven waves (Implementation Measure 9-ac).</p>
	<p><u>Additional Mitigation Measures</u></p>
	<p>None suggested.</p>
<p>4.6-29 Additional development, particularly on Bethel Island, proposed under the draft General Plan would increase the population and property at risk from flood hazards caused by global sea level rise and subsidence.</p>	<p>4.6-29 <u>Mitigation Measures Proposed by the Draft General Plan</u></p> <p>4.6-29(a) Buildings in urban development near the shoreline and in flood-prone areas shall be protected from flood dangers, including consideration of rising sea level (Policy 9-41).</p> <p>4.6-29(b) Habitable areas of structures near the shoreline and in flood-prone areas shall be sited above the highest water level expected during the life of the project, or shall be protected for the expected life of the project by levees of an adequate design (Policy 9-42).</p> <p>4.6-29(c) The County shall review flooding policies in the General Plan on an annual basis, in order to incorporate any new scientific findings regarding project sea level rise due to the greenhouse effect (Policy 9-44).</p>

Table 2-1 (Continued)

Impacts	Mitigation Measures
	4.6-29(d) Whenever studies indicate subsidence is or may become a flood-threatening problem, the County should continue to monitor subsidence until flood protection is assured (Policy 9-46).
	4.6-29(e) The General Plan shall not permit a substantial non-agricultural, residential population to be subjected to increased flood hazard due to subsidence (Policy 9-47).
	4.6-29(f) Low density development of lands subject to subsidence shall take into account and fully mitigate the potential impacts of flooding based on the best currently available techniques. (Policy 9-48)
	4.6-29(g) Any development approvals for areas subject to subsidence shall include conditions which account for the need to support Delta reclamation and irrigation districts, and to strengthen weak and low levees prior to development (Policy 9-49).
	4.6-29(h) The pumping of substantial quantities of water, oil, and gas in an area protected by levees is inconsistent with new major development approvals (Policy 9-50).
	<u>Additional Mitigation Measures</u>
	None suggested.

1. Community land trusts provide affordable housing by buying land and buildings, holding the land in trust, and selling buildings to families, nonprofit organizations, small businesses, etc. Home buyers enter into a long-term land lease with the land trust which includes a limited appreciation provision on the resale of the building. "Limited appreciation" means a restriction on the amount of profit that can be made when the property is sold.

By separating the residential unit from the land, and through the land-lease's limited appreciation provision, community land trusts accomplish two major public policy goals: First, subsidies invested in a property (such as seed grants, loans, or gifts) are retained and recycled for the benefit of future generations of homeowners on the land. Second, housing units remain affordable for future generations of owners.

Appendix D-2

**City of Brentwood General Plan EIR
Impacts and Mitigation Summary**

**Table S-2
Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
LAND USE		
<p>LU-3. The proposed General Plan Update would conflict with the Contra Costa County Urban Limit Line and the County General Plan Agricultural Code Land Use designation, but conforms to all other applicable policy documents. (S)</p>	<p>1993 General Plan and Proposed General Plan Update None</p> <p>Additional Mitigation The land uses in the proposed General Plan Update may be modified to reflect the County’s Urban Limit Line and the County General Plan. In order to maintain the population and jobs-housing ratio of the proposed General Plan Update, the City could increase densities and intensities within the Urban Limit Line to make up for land uses that fall outside of the developable area in Brentwood. The modification of the proposed Land Use Map to eliminate urban uses beyond the Urban Limit Line is Alternative 2 and described and evaluated in Section 4 of this EIR.</p> <p>There are no mitigation measures that would enable Brentwood to comply with the County’s Urban Limit Line, short of adopting a different Land Use Plan. Accordingly, this conflict with the County’s open space area would remain significant and unavoidable.</p>	SU
<p>LU-6. The proposed General Plan Update would convert prime farmland, unique farmland, or farmland of statewide importance within the City of Brentwood Planning Area. (S)</p>	<p>1993 General Plan <i>Conservation/Open Space Element</i> Goal 1. Conservation: Preserve agricultural lands in Brentwood’s Planning Area. Policy 1.1. Agricultural Production: Support preservation of productive agricultural lands and provide appropriate programs. 1.1.3 Intergovernmental Cooperation: Cooperate with Contra Costa County, Antioch, and Oakley in programs that establish community separators and other permanent agricultural areas. 1.1.4. Secure Agricultural Lands: Establish a program which secures permanent agriculture on lands designated for agriculture in the City and/or County General Plan. The program should include joint use concepts (e.g. wastewater irrigation), land dedication (e.g. secured through development agreements) and a transfer of development/in-lieu fee ordinance. The program should also create incentives for continuing agriculture (e.g. long-term irrigation water contracts) and assurances that potential ag-urban conflicts will be mitigated. 1.1.5. Maintain Prime Agricultural Land: Maintain prime agricultural lands south of ECCID main channel and east of Sellers Avenue and direct urban growth to the west and the north.</p> <p><i>Community Design</i> Policy 2.2. Preserve Agricultural Lands: Preserve agricultural lands adjacent to urban development, along the periphery of the community, and between development projects as possible.</p> <p>Proposed General Plan Update</p>	SU

SU = Significant and Unavoidable S = Significant PS = Potentially Significant LTS = Less Than Significant

**Table S-2
Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
	<p><i>Land Use Element</i></p> <p>Protect agricultural land from urban development except where the General Plan Land Use Map has designated the land for urban uses. (Action Program 5.2.3)</p> <p>Additional Mitigation The Agricultural Enterprise Program proposed by the City of Brentwood contains several mitigation measures to help compensate for the loss of agricultural land. The mitigation measures from the Agricultural Enterprise Program along with changes to the proposed Land Use Map would reduce the loss of prime agriculture soils. However, this impact would remain significant and unavoidable as long as high quality farmland is converted to accommodate additional urbanization. (SU)</p> <p><i>LU-6.1 Implementation of Recommended Measures from the Agricultural Enterprise Program.</i> Following is an explanation of the basic mechanism for the mitigation program recommended in the Agricultural Enterprise Program draft report. When farmland is converted to urban use, mitigation would be required directly by offering conserved land on or off-site or indirectly through payment of a mitigation fee that is used to purchase conservation easements in a designated area of high quality farmland. This compensation, whether it is a mitigation fee or land, would be used to permanently protect valuable farmland within the City of Brentwood in Brentwood’s Agricultural Conservation Area and/or the County’s Agricultural Core Area. Following are specific recommendations for agricultural mitigation that are excerpted from the City of Brentwood Agricultural Enterprise Program draft report.</p> <ul style="list-style-type: none"> • The City should adopt an agricultural mitigation program as identified in Action 1.1.4 of the City’s 1993 General Plan (Conservation/Open Space Element). • All appropriate developments which cause the loss of productive agricultural land regardless of soil type and quality affected, should be required to mitigate at the same level. The City may want to consider whether certain types of parcels are exempted such as small parcels (less than 1 acre for example) or in-fill parcels, surrounded on two or more sides by existing development. • The City should use a mitigation ratio of 1:1 (acre for acre): for every developed acre, a fee equal to one acre of conserved farmland is required. The Agricultural Advisory Committee has recommended that the mitigation fee be initially set at \$4000-\$6000 per gross acre, reflecting the projected price range for conservation easements in the area, and that this fee be adjusted annually to reflect changes in valuation. <p><i>LU-6.2 Adopt Changes to the proposed Land Use Map.</i> The following changes to the proposed Land Use Map would help further reduce the impacts:</p> <ul style="list-style-type: none"> • Designate urban reserve areas east and south of the City limits on the proposed Land Use Map as Agricultural Conservation. • Designate some land within the current City limits as Agricultural Conservation. 	

SU = Significant and Unavoidable S = Significant PS = Potentially Significant LTS = Less Than Significant

**Table S-2
Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
CIRCULATION		
CI-2. The proposed General Plan Update would result in additional vehicle trip generation over current levels, some of which would utilize Routes of Regional Significance outside Brentwood. (S)	<p>1993 General Plan None</p> <p>Proposed General Plan Update <i>Circulation</i></p> <ol style="list-style-type: none"> 1. Develop and maintain a balanced transportation system within the City, that provides a choice of transit, bicycle, equestrian, pedestrian, and private automobile modes. (Policy 1.1) 2. Maintain level of service standard of “D” or better throughout the vehicular street system. (Action Program 1.1.1) 3. Encourage transit providers to improve service by increasing the number of existing transit routes service frequencies and development of convenient rider shelter at bus stops. Encourage the use of park-n-ride lots and other transit incentives for Brentwood commuters. Support regional transit priorities focused on East Contra Costa County. (Action Program 1.1.5) 4. Maintain a transportation system, consistent with the city Truck Routes Map, that provides truck mobility to serve Brentwood commerce, and support infrastructure improvements to separate regional goods movement from local circulation. (Action Program 1.1.6) <p>Additional Mitigation <i>CI-2.1 Adoption of Policy to Help Regional Planning Efforts.</i> The following policy shall be added to the Draft General Plan (Policy 1.2, under Goal 2, Transportation Alternatives) as a means for the City of Brentwood to maintain regional coordination and cooperation with neighboring jurisdictions and regional planning efforts. The policy shall read as follows: Actively participate in regional planning efforts through the Contra Costa Transportation Authority, TRANSPLAN and the East Contra Costa County Regional Fee and Finance Authority to expand the regional transportation system in East Contra Costa County.</p>	SU
CI-3. Development associated with the proposed General Plan Update would not impose significant effects on future transit service. (LTS)	<p>1993 General Plan None</p> <p>Proposed General Plan Update <i>Circulation</i></p> <ol style="list-style-type: none"> 1. Develop and maintain a balanced transportation system within the City, that provides a choice of transit, bicycle, equestrian, pedestrian, and private automobile modes. (Policy 1.1) 2. Encourage transit providers to improve service by increasing the number of existing transit routes service frequencies and development of convenient rider shelters at bus stops. Encourage the use of park-n-ride lots and other transit incentives for Brentwood commuters. Support regional transit priorities focused on East Contra Costa County. (Action Program 1.1.5) <p><i>Growth Management</i></p>	LTS

SU = Significant and Unavoidable S = Significant PS = Potentially Significant LTS = Less Than Significant

**Table S-2
Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
	<ol style="list-style-type: none"> 1. Encourage development patterns based on Smart Growth and the Ahwahnee Principles. (Policy 3.1) 2. Strongly encourage mixed-use development that includes a variety of housing types, office and retail uses. Ensure land use designations are in place to provide for mixed use development that meets community needs and enables complementary uses to be placed in close proximity to one another on the same site or adjacent sites. (Action Program 3.1.1) 3. Encourage new development that is convenient to transit lines in order to reduce automobile reliance. (Action Program 3.1.2) 4. Strongly encourage the provision of convenient, frequent, dependable, efficient, and demand-responsive scheduled transit for the City's residents. (Action Program 3.1.8) <p>Additional Mitigation</p> <p><i>CI-3.1 Adopt Policy to Fund Regional Transit Projects.</i> The following policy shall be added to the Draft General Plan (Policy 1.3, under Goal 2, Transportation Alternatives) as a means for the City of Brentwood to aggressively pursue transit dollars for regional transit projects. The policy shall read as follows:</p> <p>Encourage regional and local efforts to maintain and enhance public transportation services and seek additional regional funding for public transportation improvements.</p>	
AIR QUALITY		
<p>AQ-1. Construction activities associated with development under the proposed General Plan Update would cause emissions of dust or contaminants from construction equipment exhaust that could substantially contribute to existing air quality violations or expose sensitive receptors to substantial pollutant concentrations. (PS)</p>	<p>1993 General Plan</p> <p><i>Conservation and Open Space</i></p> <p>Policy 3.3 Air Quality: Preserve and improve air quality in the Brentwood Planning Area.</p> <p>3.3.1 Program Implementation: Work with Contra Costa County and the Bay Area Air Quality Management District to implement programs aimed at improving regional air quality.</p> <p>Proposed General Plan Update</p> <p>None</p> <p>Additional Mitigation</p> <p><i>AQ-1.1 Implement Recommended Dust Control Measures.</i> To reduce particulate matter emissions during construction and demolition phases, the contractor of future individual projects shall comply with the dust control strategies recommended by the BAAQMD, as appropriate, depending on the size of the project area. The City of Brentwood shall ensure compliance by requiring future development proposals to include a dust control plan. The plan shall be submitted to the City of Brentwood Engineering Department, which will be responsible for field verification of the plan during construction. The plan shall comply with the City grading ordinance. The project applicant shall include in construction contracts, and the dust control plan, the following requirements or measures shown to be equally effective:</p> <p><i>Basic Control Measures:</i> to be implemented as appropriate and feasible, depending on the size of the project area.</p>	LTS

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**Table S-2
Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
	<ul style="list-style-type: none"> • Cover all trucks hauling construction and demolition debris from the site; • Water all exposed or disturbed soil surfaces at least twice daily; • Use watering to control dust generation during demolition of structures or break-up of pavement; • Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved parking areas and staging areas; • Sweep daily (with water sweepers) all paved parking areas and staging areas; • Provide daily clean-up of mud and dirt carried onto paved streets from the site. <p><i>Enhanced Control Measures:</i> to be implemented in addition to basic control measures at construction sites greater than four acres in area.</p> <ul style="list-style-type: none"> • Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.); • Limit traffic speeds on unpaved roads to 15 mph; • Install sandbags or other erosion control measures to prevent silt runoff to public roadways; • Replant vegetation in disturbed areas as quickly as possible. <p><i>Optional Control Measures:</i> strongly encouraged at construction sites that are large in area, located near sensitive receptors, or for any other reason may warrant additional emissions reductions.</p> <ul style="list-style-type: none"> • Install wheel washers for all existing trucks, or wash off the tires or tracks of all trucks and equipment leaving the site; • Install wind breaks, or plant trees/vegetative wind breaks at windward side(s) of construction areas; • Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph; • Limit the area subject to excavation, grading, and other construction activity at any one time. 	
<p>AQ-2. New stationary and mobile sources of air pollutants caused by buildout of the proposed General Plan Land Use Plan would cause emissions of ROG, NOx, and PM₁₀. Emissions of these pollutants could substantially contribute to an existing or projected air quality violation or be inconsistent with regional air quality plans to achieve</p>	<p>1993 General Plan <i>Economic Development</i> Goal 2 Employment. Retain existing employment and balance economic growth across a broad economic spectrum that includes service business, “clean” manufacturing, agricultural and other production oriented industries. <i>Conservation and Open Space</i> Policy 3.3 Air Quality: Preserve and improve air quality in the Brentwood Planning Area. 3.3.1 Program Implementation: Work with Contra Costa County and the Bay Area Air Quality Management District to implement programs aimed at improving regional air quality. 3.3.2 Development Review: Discourage development that does not support alternative transportation modes and improve the jobs/housing balance within the Planning Area. Policy 5.1 Bicycle Use: Promote the use of bicycles as an alternative transportation mode. Proposed General Plan Update <i>Circulation</i> 1. Develop a complete, interconnected bicycle circulation system that facilitates commuter as well as recreational travel. Improve bicycle</p>	<p>LTS</p>

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**Table S-2
Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
attainment. (PS)	<p>routes and access to and between major destinations. Ensure safe bicycle access to local schools. (Action Program 1.1.2)</p> <p>2. Develop a safe, convenient, continuous, and interconnected pedestrian circulation system throughout the City. Ensure safe pedestrian access to local schools. (Action Program 1.1.3)</p> <p>3. Recognize the link between land use and transportation. Promote land use and development patterns that encourage walking, bicycling, and transit use. Emphasize well-designed high-density and mixed land use patterns that promote transit and pedestrian travel. (Policy 2.1)</p> <p><i>Land Use</i></p> <p>1. Ensure that new development is designed to promote convenient, comfortable and safe pedestrian use. (Policy 1.3)</p> <p>2. Encourage new development that is convenient to bus or future passenger rail transit lines in order to reduce automobile dependence. (Action Program 1.3.1)</p> <p>3. Strongly encourage residential development in the City in a balanced and efficient pattern that reduces sprawl, preserves open space and creates convenient connections to other land uses. (Action Program 1.3.2)</p> <p>4. Create residential areas in Brentwood that include innovative designs which are linked with bikeways and pedestrian trails, commercial centers, and transit stops. (Action Program 2.1.5)</p> <p><i>Growth Management</i></p> <p>1. Encourage development patterns based on Smart Growth and the Ahwahnee Principles. (Policy 3.1.2)</p> <p>2. Encourage new development that is convenient to transit lines in order to reduce automobile reliance. (Action Program 3.1.2)</p> <p>3. Encourage residential development in the City in a balanced and efficient pattern that reduces sprawl, preserves open space and creates convenient connections to other land uses. (Action Program 3.1.6)</p> <p>4. Develop and maintain a continuous pedestrian, equestrian and bicycle trails network to facilitate recreation and transportation that serves neighborhoods, employment centers, Downtown schools and other institutions and minimizes conflict between pedestrians, bicyclists, other non-motorized users and automobiles. (Action Program 3.1.7)</p> <p>5. Strongly encourage the provision of convenient, frequent, dependable, efficient, and demand-responsive scheduled transit for the City's residents. (Action Program 3.1.8)</p> <p>Additional Mitigation</p> <p><i>AQ-2.1 Amend Growth Management Policies.</i> Adopt more stringent growth management policies that have the effect of restricting or slowing population growth to the levels assumed in the Clean Air Plan (which relies on ABAG <i>Projections 98</i>). For example, one proactive step would be metering the number of new dwelling units approved per year.</p> <p><i>AQ-2.2 Minimize Project-Related Motor Vehicle Emissions.</i> Specific measures are identified in the BAAQMD <i>CEQA Guidelines (Appendix A)</i> to further minimize the effect of the new motor vehicle emissions related to new development. These are identified below to supplement the broader strategies identified in the General Plan Update. Incorporation of the following measures in the form of land use, circulation, or growth management policies or actions amendments would ensure further reduction of the number of motor vehicle trips or the length of the trips.</p>	

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**Table S-2
Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
	<ul style="list-style-type: none"> • Add a new policy under Goal 2 - Transportation Alternatives of the proposed Circulation Element: Encourage major employers (e.g., 100 or more) to implement carpool/vanpool programs, e.g., carpool ride matching for employees, assistance with vanpool formation, provision of vanpool vehicles, etc. Require developers to distribute rideshare and transit service literature to all new homeowners. • Add a new policy under Goal 2 – Transportation Alternatives of the proposed Circulation Element: Promote preferential parking (e.g., near building entrance, sheltered area) for carpool and vanpool vehicles. • Add a new policy under Goal 2 – Transportation Alternatives of the proposed Circulation Element: Promote bicycle circulation as a viable commute option by: <ul style="list-style-type: none"> - Providing secure, weather-protected bicycle parking for plan area employees. - Providing safe, direct access for bicyclists to adjacent bicycle routes. - Providing showers and lockers for employees bicycling or walking to work. - Providing secure short-term bicycle parking for retail customers and other non-commute trips. - Developers shall distribute copies of the City’s bikeways and trails map to new homeowners, tenants, and employees. • Add a new policy under Goal 2 – Transportation Alternatives of the proposed Circulation Element: Promote the inclusion of telecommuting infrastructure in all new large (e.g., 25 or more dwelling units) residential developments. • Add an Action Program to Policy 2.1 under Goal 2 – Transportation Alternatives of the proposed Circulation Element: Permit shops and services, e.g., cafeteria, bank/ATM, dry cleaners, convenience market, to be included in the site plan for major employers. Also encourage child-care facilities to be provided within walking distance of employment centers. • Add to Action Program 1.3.1 in the proposed Land Use Element and Action Program 3.1.2 in the proposed Growth Management Element: In addition, ensure that new uses are designed and located to facilitate transit access, e.g., locate building entrances near transit stops, etc. • Add to Action Program 3.1.8 in the proposed Growth Management Element: In developing the service, make transit convenient to serve major destinations such as employment centers, shopping centers, and schools. Work with Tri-Delta Transit to install convenient all-weather bus shelters along existing and new transit routes. <p><i>AQ-2.3 Use of Energy Efficient Devices.</i> The City shall consider and encourage the use of the following energy saving devices. Use of these devices, while reducing energy consumption would also reduce emissions associated with energy use.</p> <ul style="list-style-type: none"> • The City shall consider using energy efficient street and parking lot lighting throughout the Planning Area. • The City shall encourage applicants for development projects throughout the City to include low polluting, high efficiency appliances and passive solar landscaping in project plans. 	
AQ-4. Development and occupation of the proposed Land Use	<p>1993 General Plan None</p>	LTS

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**Table S-2
Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
<p>Map could result in placement of sensitive land uses near potential sources of objectionable odors, dust, or toxic air contaminants. (PS)</p>	<p>Proposed General Plan Update <i>Land Use</i> 1. Prohibit uses that have significant adverse impacts on the surrounding neighborhood. (Action Program 4.1.1)</p> <p>Additional Mitigation <i>AQ-4.1 Locate Sensitive Receptors Away from Sources of Odors, Dust, or Toxic Air Contaminants.</i> To avoid potential health effects and citizen complaints that may be caused by sources of odors, dust from agricultural uses, or toxic air contaminants, the following measures would be necessary.</p> <ul style="list-style-type: none"> • Locate new stationary sources of air pollutants, such as industrial facilities, at sufficient distances away from residential areas and facilities that serve sensitive receptors to avoid significant impacts caused by odors, dust, and toxic air contaminants. • Include buffer zones of at least 75 feet within new residential and sensitive receptor site plans to separate those uses from potential sources of odors, dust from agricultural uses, and stationary sources of toxic air contaminants. 	
<p>AQ-5. New stationary and mobile sources of air pollutants caused by buildout of the proposed General Plan Update would cause emissions of ROG, NOx, and PM₁₀ that would be cumulatively considerable. (PS)</p>	<p>Same as AQ-2</p>	<p>LTS</p>
NOISE		
<p>NO-1. There would be a temporary increase in noise levels during construction of various projects pursuant to the proposed General Plan Update. (PS)</p>	<p>1993 General Plan <i>Noise</i> Goal 1 Noise Exposure: Protect noise-sensitive uses from exposure to excessive noise. 1.2.5 Construction: Construction activities near sensitive land uses should be limited to the hours of 9 a.m. to 7 p.m. on weekdays and 8 a.m. to 7 p.m. on Saturday. Construction shall be prohibited on Sundays.</p> <p>Proposed General Plan Update None</p> <p>Additional Mitigation</p>	<p>LTS</p>

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**Table S-2
Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
	<p><i>NO-1.1 Implement Best Management Practices to Reduce Construction Noise.</i> Individual projects shall incorporate the following practices into the construction documents to be implemented by the project contractor:</p> <ul style="list-style-type: none"> • Comply with noise and vibration control measures identified in the City of Brentwood General Plan. • Maximize the physical separation between noise generators and noise receptors. Such separation includes, but is not limited to, the following measures: <ul style="list-style-type: none"> - provide enclosures such as heavy duty mufflers for stationary equipment and barriers around particularly noisy areas on the site or around the entire site, as necessary; - use shields, impervious fences, or other physical sound barriers, to inhibit transmission of noise to sensitive receptors; and - locate stationary equipment to minimize noise impacts on the community. • Select quiet construction equipment whenever possible, particularly air compressors. • Prohibit unnecessary idling of internal combustion engines near sensitive receptors. • Select routes for movement of construction-related vehicles and equipment in conjunction with the City of Brentwood such that noise-sensitive areas, including residences, hotels, and outdoor recreation areas, are avoided as much as possible. • If pile driving is necessary because of geotechnical considerations, pre-drill the pile holes. This measure will reduce the force necessary to install piles and decrease the duration of noise and vibration exposure as well as the noise and vibration level. Shielded pile drivers or vibratory pile drivers shall be used where geotechnical conditions allow, to reduce noise to or below allowable thresholds. • Designate a noise control coordinator, in conjunction with development projects, who will be responsible for responding to complaints about noise during construction. The telephone number of the noise control coordinator shall be conspicuously posted at the construction site. Copies of the construction schedule shall also be posted to the nearby residents. <p><i>NO-1.2 Revise Policy 1.2.5 of the General Plan Noise Element.</i> Policy 1.2.5 of the General Plan Noise Element shall be revised to further protect noise-sensitive uses during weekends and holidays from exposure to excessive noise as follows:</p> <ul style="list-style-type: none"> • Construction activities near sensitive land uses shall be limited to the hours of 9 a.m. to 7 p.m. on weekdays and 9 a.m. to 5 p.m. on Saturday. Construction shall be prohibited on Sundays and City holidays. 	

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**Table S-2
Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
<p>NO-4. The proposed Land Use Map could locate sensitive uses such that they may be affected by railroad noise. (PS)</p>	<p>1993 General Plan The goals, policies, and actions presented under Impact NO-1 along with the following measures.</p> <p><i>Noise</i></p> <p>Goal 1 Noise Exposure: Protect noise-sensitive uses from exposure to excessive noise.</p> <p>Policy 1.1 Transportation Noise: Protect residential, office, and other noise sensitive land uses from excessive transportation noise.</p> <p>1.1.1 New Development: Require mitigation in new developments so that transportation noise exposure on site does not exceed the levels shown in Table 3.6-5 of this section.</p> <p>1.1.2 Existing Development: Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Action 1.1.1 at existing sensitive land uses.</p> <p>1.1.3 Acoustical Analysis: An acoustical analysis shall be prepared for projects that may produce or be exposed to noise levels exceeding the standards of Action 1.1.1. This acoustical analysis shall:</p> <ul style="list-style-type: none"> A. Be the responsibility of the applicant. B. Be prepared by a qualified acoustical analyst. C. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources. D. Estimate existing and projected (20 years) noise levels in terms of Ldn or CNEL, hourly Leq, and/or maximum noise level and compare these levels to the adopted. E. Recommend mitigation to comply with the adopted policies and standards of the Noise Element. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance. F. Estimate noise exposure after the prescribed mitigation measures have been implemented. G. Describe a monitoring program to evaluate the effectiveness of the proposed mitigation measures <p>Policy 1.2 Industrial-Related Noise: Industrial and other non-transportation noise sources shall be mitigated to an acceptable standard.</p> <p>1.2.1 Performance Standards: New non-transportation noise sources including uses such as concrete plants, generators, and compressors and excluding agricultural operations on appropriately zoned lands, shall not exceed the following levels at the property line of lands designated for noise-sensitive uses (see Table 3.6-6):</p> <p>1.2.2 Acoustical Analysis: An acoustical analysis shall be performed for projects that may produce or be exposed to noise levels exceeding the standards in Action 1.2.1. The acoustical analysis shall meet the standards specified in Action 1.1.3 (i.e., procedures for performing such a study).</p> <p>1.2.3 Protect Existing Uses: Discourage the siting of new development on property that is subject to noise levels in excess of the standards shown in Actions 1.1.1 and 1.2.1.</p> <p>1.2.4 Ordinance: The City of Brentwood shall adopt a noise control ordinance establishing standards for the enforcement of this Noise Element, regulation of highly annoying noise sources, and regulation of residential noise environments.</p>	<p>LTS</p>

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**Table S-2
Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
	<p>1.2.5 Construction: Construction activities near sensitive land uses should be limited to the hours of 9 a.m. to 7 p.m. on weekdays and 8 a.m. to 7 p.m. on Saturday. Construction shall be prohibited on Sundays.</p> <p>Goal 2 Noise Environment. Preserve the rural noise environment of the City and surrounding areas.</p> <p>Policy 2.1 Site Design: Noise mitigation shall emphasize site planning and project design rather than noise barriers.</p> <p>2.1.1 State Standards: Enforce the State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC).</p> <p>2.1.2 Building Placement: Encourage the placement of noise tolerant land uses such as open space buffers and parking lots between noise sources and sensitive receptors.</p> <p>2.1.3 Architecture: Encourage development architecture that places noise-sensitive rooms away from major roadways.</p> <p>2.1.4 Soundwalls: The use of soundwalls along thoroughfares is often necessary to maintain noise standards. However, the City's preferred method of attenuating adverse noise levels is to utilize a combination of frontage roads, earth berming and larger building setbacks along thoroughfares in new subdivision design.</p> <p>When soundwalls must be constructed, they should be designed in a meandering pattern and setback a minimum average distance of ten (10) feet from the adjacent right-of-way with extensive landscaping in front of the wall.</p> <p>Proposed General Plan Update None</p> <p>Additional Mitigation <i>NO-4.1 Railroad Planning Process and Noise Mitigation.</i> The City of Brentwood shall participate in the planning process for possible commuter rail service along the tracks within the city limits. If the decision is made to increase rail traffic through the City, the General Plan shall be updated to show the new railroad noise contours. Incompatible land uses shall be discouraged within these contours. Noise created by increased use of the tracks shall be mitigated to comply with the levels specified in Action 1.1.1 of the adopted Noise Element in the 1993 General Plan. Potential mitigation strategies include noise insulation, beyond Title 24 requirements, berms, soundwalls or other noise barriers.</p>	
<p>NO-6. The buildout of the proposed General Plan Update, could lead to cumulative traffic and non-traffic noise effects. (PS)</p>	<p>1993 General Plan Same as NO-4</p> <p>Proposed General Plan Update None</p> <p>Additional Mitigation</p>	<p>LTS</p>

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Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
	Same as mitigation discussed under NO-1 and NO-4	
PUBLIC UTILITIES		
<p>PU-1. The implementation of the proposed General Plan Update would require new or expanded water storage and distribution infrastructure. (PS)</p>	<p>1993 General Plan <i>Economic Development</i> Policy 1.4 Public Services: Ensure that parcels zoned for industrial and commercial uses are adequately served, or can be served, by public utilities, transportation access and services.</p> <p>1.4.1 Future Infrastructure Capacity: Reserve infrastructure capacity (e.g., sewage treatment plant and water supply) for future employment generating uses.</p> <p>1.4.3 Infrastructure Planning: Inventory the existing infrastructure, identify key improvement needs and develop a multi-year plan for improving key components of the infrastructure.</p> <p>1.4.5 North Brentwood: Improve infrastructure in the North Brentwood Redevelopment Area, including roads, sewer, water and utility services.</p> <p><i>Infrastructure</i> Goal 1 Infrastructure. Maintain and improve Brentwood’s infrastructure to protect Brentwood’s health and safety. Policy 1.1 Municipal Services: Provide adequate public infrastructure (i.e., sewer, water, and storm drain) to meet the needs of existing and future development.</p> <p>1.1.1 Master Infrastructure Plan: The City shall only support developments, which are in conformance with the Master Infrastructure Plan.</p> <p>1.1.2 Sizing of Utilities: Through development review, the City shall ensure that utilities are adequately sized to accommodate the proposed development and, if applicable, allow for extensions to future developments.</p> <p>1.1.3 Development Proposals: Individual developments will be required to develop comprehensive infrastructure plans for City review and approval as part of an application submittal.</p> <p>1.1.4 Infrastructure Capacity: Existing water and wastewater facilities shall be expanded to accommodate existing and future development.</p> <p>1.1.5 Correct Inadequacies: The City shall develop a plan, which establishes priorities and corrects existing inadequacies in the City’s infrastructure system.</p> <p>1.1.6 Cost of Infrastructure: New development shall contribute its fair share of the cost of on and off-site public infrastructure and services. This shall include installation of public facilities, payment of impact fees, and participation in a Capital Improvement Financing Program (CIFP).</p> <p>1.1.7 Reimbursement: The City may require developments to install off-site facilities, which are in excess of a development’s fair share. However, the City shall establish a funding mechanism to reimburse the developer for the amount in excess of the fair share costs.</p> <p>1.1.8 Other Funding Sources: The City shall apply for State, Federal, and regional funding sources set aside to finance infrastructure costs.</p>	LTS

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Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
	<p>Policy 1.2 Water System: Provide an adequate, reliable and safe water supply, storage and distribution system.</p> <p>1.2.1: Drinking Water: Ensure safe drinking water standards are met throughout the community.</p> <p>Policy 1.3 Additional Source: Pursue additional surface water supplies to supplement the City’s existing system.</p> <p>1.3.1 Permanent Water Source: The City should explore permanent water sources through, and contract with, agencies such as Contra Costa Water District, East Bay MUD, and East Contra Costa Irrigation District.</p> <p><i>Conservation/Open Space</i></p> <p>Goal 4 Conserve Water. Ensure that water resources are used efficiently.</p> <p>Policy 4.1 Water Conservation: Promote the conservation of water.</p> <p>4.1.1 New Development: Require new development to incorporate water efficient fixtures into design and construction.</p> <p>4.1.2 Decrease Use: Provide incentives for water users to decrease consumption.</p> <p>4.1.3 Landscape Ordinance: Implement a water conserving landscape and irrigation ordinance.</p> <p>4.1.4 Public Education: Educate the public regarding ways to reduce water consumption and advantages of water-conserving landscape.</p> <p>Policy 4.2 Reclaimed Water: Promote the use of reclaimed water.</p> <p>4.2.1 Dual Water Systems: Encourage large-scale developments and golf course developments to incorporate dual water systems.</p> <p>4.2.2 Incentives: Provide incentives to developers and individuals that use reclaimed water for landscaping.</p> <p>4.2.3 Agency Coordination: Work with other public agencies.</p> <p>Proposed General Plan Update</p> <p><i>Growth Management</i></p> <ol style="list-style-type: none"> 1. Provide adequate public infrastructure (i.e., sewer, water, and storm drain) to meet the needs of existing and future development. (Policy 1.1) 2. The City shall only approve developments which are in conformance with the performance standards provided in the <i>Master Infrastructure Plan</i>. The City shall assure sufficient capacity to provide quality water that meets or exceeds the standards set forth by the California Department of Health Services to all potable water customers in the City. (Action Programs 1.1.1 and 1.1.1 b) 3. Through development review, the City shall ensure that utilities are adequately sized to accommodate the proposed development and, if applicable, allow for anticipated future extensions. (Action Program 1.1.2) 4. Individual developments will be required to develop comprehensive infrastructure plans for City review and approval as part of an application submittal. (Action Program 1.1.3) 5. Existing water and wastewater facilities shall be expanded to accommodate existing and planned future development. (Action Program 1.1.4) 6. The City shall continue to utilize a <i>Capital Improvement Plan</i> that establishes priorities and corrects existing inadequacies in the City’s infrastructure system. (Action Program 1.1.5) 7. Require new development to pay its fair share of the cost of on- and off-site public infrastructure and services generated by new 	

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Impact	Mitigation Measures	Level of Significance after Mitigation
	<p>demand. This shall include installation of necessary public facilities, payment of impact fees, and participation in a Capital Improvement Financing Program (CIFP). (Action Program 1.1.6)</p> <p>8. The City may require developments to install off-site facilities that are in excess of a development's fair share. However, the City shall establish a funding mechanism to reimburse the developer for the amount in excess of the fair share costs. (Action Program 1.1.7)</p> <p>9. The City shall apply for State, Federal, and regional funding sources set aside to finance infrastructure costs. (Action Program 1.1.8)</p> <p>Additional Mitigation <i>PU-1.1 Subsequent Environmental Review.</i> Provision of new or expanded storage and distribution infrastructure shall be subject to their own subsequent CEQA processes to identify potential impacts and recommend mitigation measures. The City as a lead or responsible agency shall define feasible and effective measures to reduce construction and operational effects of new water facilities to less than significant.</p>	
<p>PU-2. The proposed project would require expansion and extension of wastewater lines to accommodate new development in the City of Brentwood associated with implementation of the proposed General Plan. (PS)</p>	<p>1993 General Plan <i>Infrastructure</i> Goal 1 Infrastructure: Maintain and improve Brentwood's infrastructure to protect Brentwood's health and safety. Policy 1.4 Collection and Treatment: Provide adequate wastewater collection and treatment capacity for existing and planned development in Brentwood.</p> <p>1.4.1 Maintenance: Maintain the existing wastewater system on a regular basis to increase lifetime of the system. 1.4.2 Reuse: Explore alternative uses of treated wastewater, including irrigation.</p> <p>Proposed General Plan Update The goals, policies, and actions discussed under Impact PU-1 (except for Goal 1, Action 1.1.1 b) and the following policy would further minimize impacts, but the effect may still be significant and require additional mitigation.</p> <p><i>Growth Management</i></p> <p>1. The City shall provide adequate infrastructure (sewer) to meet the needs of existing and future development. The City shall only support developments which are in conformance with the following performance standards set forth in the <i>Master Infrastructure Plan</i>: the capability to collect and treat sewage according to the standards set forth in the City's National Pollution Discharge Elimination System (NPDES) permit issued by the Regional Water Quality Control Board. Average daily effluent flows have been determined for various land use types in the City's <i>Sewer Master Plan</i>. (Policy 1.1, Action Program 1.11a)</p> <p>Additional Mitigation <i>PU-2.1 Subsequent Environmental Review.</i> Provision of new or expanded wastewater collection facilities and other wastewater infrastructure shall require subsequent environmental review. This environmental review as per CEQA would identify potential</p>	<p>LTS</p>

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Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
	significant impacts due to construction and propose suitable mitigation measures. The City as a lead or responsible agency shall define feasible and effective measures to reduce construction and operational effects of new wastewater collection facilities to less than significant.	
<p>PU-5. The buildout of the proposed Land Use Plan could result in potentially significant cumulative demands for surface water supply and treatment and for landfill facilities. (PS)</p>	<p>1993 General Plan The goals, policies, and actions presented under PU-1 and PU-2 along with the following measures: <i>Infrastructure</i> Goal 1 Infrastructure. Maintain and improve Brentwood’s infrastructure to preserve and protect Brentwood’s health and safety. Policy 1.6 Solid Waste: Reduce the amount of waste requiring disposal at landfills and enhance the potential for recycling the City’s refuse. 1.6.1 Source Reduction and Recycling Element: Implement the Brentwood Source and Reduction and Recycling Element. <i>Conservation/Open Space</i> Policy 7.1 Reduce Solid Waste: Minimize the disposal of solid waste into landfills. 7.1.1 Recycling: Provide incentives including differential solid waste rate structures, to encourage recycling (to help implement the Source Reduction and Recycling Element). 7.1.2 County Cooperation: Cooperate with the County to decrease solid waste generation.</p> <p>Proposed General Plan Update Same as PU-1 and PU-2</p> <p>Additional Mitigation Same as PU-1 and PU-2</p>	SU
COMMUNITY SERVICES		
<p>CO-1. Development associated with the proposed General Plan Update would result in increased demand for services from the East Diablo Fire Protection District. Construction and provision of these new fire services and facilities could trigger</p>	<p>1993 General Plan <i>Safety</i> Goal 1 Protect from Hazards. Protect the Brentwood community from hazards associated with the natural environment. Policy 1.5 Fire Hazards: Minimize fire hazards within the Planning Area. 1.5.1 Fuel Modification Ordinance: Work with the East Diablo Fire Protection District to prepare a Fuel Modification Ordinance and require fire-resistant, native vegetation as buffers for developments proposed in hillside, open space and rural areas with moderate to high fire risk. 1.5.2 Development Review: Coordinate with Contra Costa County to submit building plans to the Fire Protection District for all developments occurring in the unincorporated portions of the Brentwood Planning Area. Goal 2 Hazardous Materials. Maintain Brentwood safe from risks associated with hazardous materials.</p>	LTS

SU = Significant and Unavoidable S = Significant PS = Potentially Significant LTS = Less Than Significant

**Table S-2
Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
<p>significant environmental effects. (PS)</p>	<p>Policy 2.1 Hazardous Substances: Protect the community of Brentwood from hazards associated with the use, transport, treatment, and disposal of hazardous substances.</p> <p>2.1.1 Training: The City and East Diablo Fire Protection District should work together to train local police and fire departments for specialized handling and cleanup procedures in the event of radioactive, toxic and hazardous substance spills.</p> <p>2.1.2 Educate: Provide educational opportunities for generators of small quantity, household, and agricultural waste products regarding their responsibilities for source reduction and proper and safe hazardous waste management.</p> <p>2.1.3 Provide Information: Provide the public, industry, agriculture, and local government with the information needed to take rational steps to minimize, recycle, treat, dispose, and otherwise manage hazardous wastes in Brentwood.</p> <p>2.1.4 Regulate Storage: Regulate the storage of hazardous substances.</p> <p>2.1.5 Household Hazardous Waste: Provide a program for the disposal of household hazardous wastes.</p> <p>Policy 2.2 Disaster Planning: Plan for City and citizen actions to respond effectively to and recover from a disaster.</p> <p>2.2.1 Response Plans: Maintain effective disaster response plans that address emergency response and traffic control and security of damaged areas.</p> <p>2.2.2 Mutual Aid: Maintain effective mutual aid agreements for fire, police, medical response, mass care, heavy rescue, and other functions as appropriate.</p> <p>Proposed General Plan Update <i>Growth Management</i></p> <ol style="list-style-type: none"> 1. Fire services shall be provided in a manner that ensures that adequate response times are maintained for emergencies. (Policy 1.4) 2. The Fire District shall strive to reach a maximum driving time of 3 minutes and/or 1.5 miles from the first-due station, and three (3) paid firefighters (per apparatus) to be maintained in all central business district (CBD), urban and suburban areas. (Action Program 1.4.2) 3. The Fire District shall strive to achieve a total response time (dispatch plus running and set-up time) of five minutes in CBD, urban and suburban areas for 90 percent of all emergency responses. (Action Program 1.4.3) 4. Needed upgrades to fire facilities and equipment shall be identified as part of project environmental review and area planning activities, in order to reduce fire risk and improve emergency response in the City of Brentwood. (Action Program 1.4.4) 5. The City shall work with the Fire District for review and comments on all development plans. (Action Program 1.4.5) 6. The City shall ensure that impact fees are collected and shall work with the developers to establish mitigation measures to ensure that adequate facilities will be available. (Action Program 1.4.6) 7. The City shall require all new developments to participate in a Capital Improvement Financing Program and shall make the required findings of Section 17.805 of the City Zoning Ordinance (Phased Development Plan) that development projects will not create excess demand for police and fire services. (Action Program 1.4.7) 8. Within 12 months of adoption of this Growth Management Element, a Standards of Response Coverage Study shall be prepared to analyze the equipment, personnel, and facility requirements for various levels of service and associated costs to ensure that adequate 	

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**Table S-2
Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
	<p>fire and emergency services are maintained as the City grows. The study shall be periodically reviewed and updated as needed. (Action Program 1.4.8)</p> <p>Additional Mitigation <i>CO-1.1 Subsequent Environment Review.</i> The future provision of new fire stations shall require CEQA review. The City as a lead or responsible agency shall define feasible and effective mitigation measures to reduce the construction and operation effects of new fire stations to a less-than-significant level.</p>	
<p>CO-3. Development associated with the proposed General Plan Update would result in increased demand for services from the Brentwood Police Department. Construction and provision of additional police services and facilities could trigger significant environmental effects. (PS)</p>	<p>1993 General Plan Mitigation measures relating to the provision of police services closely follow the measures outlined under fire protection services (see discussion under Impact CO-1). Police services in the City of Brentwood will need to be enhanced at a rate consistent with population growth in order to maintain the existing level of service. In terms of police personnel, the City seeks to maintain a force level of 1.5 officers per 1,000 population. Additionally, the City seeks to maintain facilities and personnel sufficient to allow for an emergency response time of under four minutes. Additional measures, however, would be needed to reduce potential impacts associated with expanding the City’s facilities.</p> <p>Proposed General Plan Update <i>Growth Management</i></p> <ol style="list-style-type: none"> 1. Police services shall be provided in a manner that ensures that adequate response times are maintained for emergencies. (Policy 1.4) 2. Capital facilities and personnel shall be provided sufficient to maintain a police force level of at least 1.5 offices per 1,000 population. (Action Program 1.4.1) 3. The City shall work with the Police Department for review and comments on all development plans. (Action Program 1.4.5) 4. The City shall ensure that impact fees are collected and shall work with the developers to establish mitigation measures to ensure that adequate facilities will be available. (Action Program 1.4.6) 5. The City shall require all new developments to participate in a Capital Improvement Financing Program and shall make the required findings of Section 17.805 of the City Zoning Ordinance (Phased Development Plan) that development projects will not create excess demand for police services. (Action Program 1.4.7) 6. Within 12 months of adoption of this Growth Management Element, a Standards of Response Coverage Study shall be prepared to analyze the equipment, personnel, and facility requirements for various levels of service and associated costs to ensure that adequate fire and emergency services are maintained as the City grows. The study shall be periodically reviewed and updated as needed. (Action Program 1.4.8) <p>Additional Mitigation <i>CO-3.1 Subsequent Environmental Review.</i> The future provision of expanded police facilities shall be subject to CEQA review. The City as lead agency shall define mitigation measures to reduce potential effects related to construction and operational effects to a less-than-significant level.</p>	<p>LTS</p>

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**Table S-2
Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
<p>CO-4. Development associated with the proposed General Plan Update would result in increased demand for services from the Brentwood Union School District, the Liberty Union School District, and the Knightsen Union School District. (PS)</p>	<p>1993 General Plan None</p> <p>Proposed General Plan Update <i>Growth Management</i></p> <ol style="list-style-type: none"> 1. The City shall continue to work cooperatively with responsible Brentwood school districts to ensure needed school facilities are provided in conjunction with new residential development. (Policy 1.2) 2. The City shall work cooperatively with responsible school districts to coordinate development to ensure the adequate provision of school facilities and the establishment of a School Facility Master Plan. (Action Program 1.2.1) 3. The City shall ensure that school facility impact fees are collected and shall work with the developers and the school districts to establish mitigation measures to ensure that adequate school facilities will be available. (Action Program 1.2.2) 4. The City shall require developer financing through a Capital Improvement Financing Program (i.e., Assessment District, etc.) in accordance with Zoning Ordinance 17.805, Phased Development Plan. (Action Program 1.2.3) 5. The City shall work with the school districts to consider alternative funding programs for school facilities construction and provision of educational programs. (Action Program 1.2.4) <p>Additional Mitigation <i>CO-4.1 Subsequent Environmental Review.</i> In providing new school facilities to meet student demand, the school districts shall comply with CEQA. The City as a responsible agency shall coordinate with the school districts and request mitigation measures that reduce construction, siting, and operational effects of new school facilities to less than significant.</p>	LTS
<p>CO-5. Development associated with the proposed General Plan Update would not lead to cumulative school impacts. (PS)</p>	<p>1993 General Plan none</p> <p>Proposed General Plan Update Same as CO-4</p> <p>Additional Mitigation Same as CO-4</p>	LTS
<p>CO-6. Development associated with the proposed General Plan</p>	<p>1993 General Plan none</p>	LTS

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**Table S-2
Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
<p>Update would result in increased demand for parks and recreation services from the City of Brentwood. (PS)</p>	<p>Proposed General Plan Update</p> <p><i>Land Use</i></p> <ol style="list-style-type: none"> Promote neighborhoods that provide a balanced mix of land uses and development types. (Policy 1.2) Require adequate park, open space and recreational facilities within neighborhoods. (Action Program 1.2.2) Incorporate safe and direct pedestrian linkages in the design and development of residential areas to school sites, parks and community activity centers. (Action Program 1.2.5) Provide for an adequate amount of institutional land uses to meet the social, economic, cultural, spiritual, recreational and educational needs of Brentwood residents and visitors. (Action Program 1.2.6) <p><i>Growth Management</i></p> <ol style="list-style-type: none"> A variety of park facilities shall be provided in a timely manner in accordance with the pace of development as per the <i>Parks, Trails and Recreation Master Plan</i>. (Policy 1.3) The City shall prepare a <i>Parks, Trails, and Recreation Master Plan</i> that establishes funding; adopts standards; and addresses maintenance. (Action Program 1.3.1) The City shall consider the effects of new development on park, trail, and recreation facilities and programs, and apply conditions to ensure development satisfies the policies of the <i>Parks, Trails, and Recreation Master Plan</i>. (Action Program 1.3.2) The City shall ensure that park facility impact fees are collected for new development that increases demand for parks and recreation facilities. (Action Program 1.3.4) The City shall require all new developments to participate in a Capital Improvement Financing Program and shall make the required findings of Section 17.805 of the City Zoning Ordinance (Phased Development Plan) that the project will not create excess demand for park facilities. (Action Program 1.3.5) The City shall provide at least five acres of parkland citywide per 1,000 population to accommodate recreational open space needs. The City shall consider the effects of new development on park facilities and recreation programs and condition them appropriately. (Action Program 1.3.6) The City shall pursue all available funding sources for maintenance of parks, including but not limited to user fees, assessment districts, and homeowners' associations. (Action Program 1.3.7) Pursue joint use of schools, parks, and stormwater detention facilities as secondary recreational uses. (Action Program 1.3.8) <p>Additional Mitigation</p> <p><i>CO-6.1 Subsequent Environmental Review.</i> In providing future recreational facilities, the City will be subject to CEQA compliance. The City as a lead or responsible agency shall define feasible and effective mitigation measures to reduce potential effects related to the siting, construction, and operation of new or expanded recreational facilities to less than significant.</p>	

BIOLOGICAL RESOURCES

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**Table S-2
Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
<p>BR-1. Implementation of the proposed General Plan Update would result in loss of plant and wildlife habitat within the Brentwood Planning Area. (S)</p>	<p>1993 General Plan <i>Conservation/Open Space</i> Goal 7 Natural Resources. Protect the Brentwood Planning Area's natural resources. Policy 7.2 Preserve Vegetation: Preserve vegetation and associated wildlife habitat in the Brentwood Planning Area. 7.2.1 New Development: Encourage new development to consider effects on the ecosystem in their plans and propose mitigation to potential effects on the biological environment. 7.2.2 Habitat Preservation: Utilize Specific Plans and Natural Preserve areas to preserve wildlife habitat. 7.2.3 Landscape Buffers: Incorporate natural landscape buffers into project design at the urban/rural interface. 7.2.4 Setbacks: Require special setbacks for structures on the edges of biological habitats. 7.2.5 Restoration: Restore riparian habitat values. Goal 8 Open Space. Preserve and enhance natural open space in and around the Brentwood Planning Area. Policy 8.1 Open Space Planning: Promote the preservation of open space and natural features through land use planning and development proposals. 8.1.1 Cluster Development: Allow cluster development as a means of encouraging the preservation of open space. 8.1.2 Development Proposals: Utilize Planned Developments and Specific Plans to incorporate open space into development proposals. 8.1.3 Minimize Conflicts: Utilize open space areas to minimize conflicts between adjacent land uses.</p> <p>Proposed General Plan Update <i>Land Use</i> 1. Protect selected significant habitat areas for their ecological, educational, scenic, and recreational values. (Policy 5.1) 2. Protect those environmental features that make Brentwood an attractive and desirable place to live, work, and visit. (Policy 5.2) <i>Growth Management</i> 1. Preserve natural creeks and vegetation in such a manner that a system of greenbelts is created through the City. (Action Program 3.1.5)</p> <p>Additional Mitigation The following additional mitigation measures, in combination with Mitigation Measures BR-2.1 through BR-2.8, would reduce the impact to a less-than-significant level. (LTS)</p> <p><i>BR-1.1 Physical Barrier Between Urban and Non-urban Lands.</i> To minimize the potential for disturbance of wildlife inhabiting non-urban lands, the City of Brentwood shall utilize natural waterways, roadways, and other physical barriers as separations between future</p>	<p>LTS</p>

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**Table S-2
Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
	<p>urban land uses and agricultural or other open space lands whenever possible.</p> <p><i>BR-1.2 Biological Field Surveys.</i> Where future development projects have the potential to reduce or eliminate habitat for native plant and wildlife species, the project applicant shall conduct biological field surveys of the project site to characterize the extent and quality of habitat that would be impacted by project development as part of the entitlement request application process. Surveys shall be conducted after consultation with resource agencies (USFWS or CDFG) and in accordance with accepted protocols. The applicant shall consult with the resource agencies regarding the results of this survey and appropriate mitigation measures. Based on current agency policy, mitigation for habitat losses may include preservation of onsite habitat lands as well as the acquisition, enhancement, restoration, and/or permanent protection of additional habitat. (Also see BR-2.1-3)</p>	
<p>BR-2. Buildout of the proposed General Plan Update would adversely affect special status species or habitat for such species. (S)</p>	<p>1993 General Plan Same as BR-1</p> <p>Proposed General Plan None</p> <p>Additional Mitigation</p> <p><i>BR-2.1 Conduct Rare Plant Survey for Individual Projects.</i> Where future development projects have the potential to impact natural plant communities, the City of Brentwood shall require the project applicant to conduct a rare plant survey in accordance with CDFG and CNPS guidelines of the proposed project site. The applicant shall identify and map any existing rare, threatened or endangered plant species, including but not limited to those listed in Table 3.9-1. The surveys shall also identify habitat suitable for assisting in the recovery of large-flowered fiddleneck. If any of these species or habitat are found, mitigation measures must be developed within the project-level CEQA document and implemented with performance monitoring to avoid significant impacts. The project applicant shall be required to consult with the CDFG and USFWS regarding appropriate mitigation for potential impacts to each sensitive plant species found to occur at the project site.</p> <p><i>BR-2.2 Conduct Wildlife Surveys for Individual Projects.</i> Where future development projects have the potential to impact sensitive wildlife resources, the City of Brentwood shall require the project applicant to conduct biological field surveys to assess habitat suitability and wildlife utilization of the project site. All biological field surveys should be conducted under the direction of state and federal resource agencies, and each project applicant should consult with CDFG and USFWS regarding the results of these surveys and appropriate mitigation measures. Additionally, species-specific surveys shall be conducted in accordance with current guidelines for each rare, threatened, and endangered animal species potentially occurring at the site (Table 3.9-1).</p> <p>If any sensitive wildlife species, including but not limited to those listed in Table 3.9-1, are found to occur on or utilize the existing habitat at a proposed project, the project applicant shall be required to consult with CDFG and USFWS regarding appropriate mitigation prior to any City action on a development entitlement request. Mitigation may include the acquisition and permanent protection of habitat for the subject species of concern, in addition to the implementation of project-specific mitigation measures designed to reduce the</p>	<p>LTS</p>

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**Table S-2
Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
	<p>potential for direct injury or mortality of individual animals. These measures must be based on the biological requirements of each species found to occur at a particular project site, as well as a complete description of the proposed project and its potential impacts to the subject species.</p> <p><i>BR-2.3 Conduct Breeding Bird Surveys.</i> If a project is proposed for construction outside the breeding season, generally February 1 to August 31, no action is necessary. If tree removal or other vegetation modification is during the breeding season (February 1 to August 31), a preconstruction survey shall be conducted to identify the presence, or lack thereof, of nesting bird species. Surveys are not warranted until immediately prior to construction because nesting may occur in different areas from year to year. If no nests are identified during preconstruction surveys, no further mitigation is necessary. If nests are identified, all construction activity within 150 feet of the active nest shall be postponed until the nest is vacated and juveniles have fledged (typically 3 to 4 weeks).</p> <p><i>BR-2.4 San Joaquin Kit Fox.</i> Project applicants proposing development in habitat suitable for the San Joaquin kit fox (primarily grassland/oak savannah) shall implement mitigation measures to reduce impacts to a less-than-significant level. The current replacement standard for grassland habitats that support San Joaquin kit fox is 3:1 (3 that acres of grassland habitat permanently protected for every 1 acre which is converted to urban land uses). Agricultural croplands which provide habitat for San Joaquin kit fox should be replaced at a 1:1 ratio in acreage. In addition, any project applicant wishing to develop a site which supports San Joaquin kit fox habitat must consult with the CDFG and USFWS prior to any City action on a development entitlement request, and obtain appropriate permits if take of the species is likely to occur.</p> <p>Depending on the type of project proposed, the CDFG or USFWS may also require the project applicant to implement a number of mitigation measures to reduce, minimize, or avoid project-related impacts to San Joaquin kit fox. Such measures may include avoidance of den sites, speed limits on access and project roads, trapping and relocation programs, pet regulations, restrictions on pesticide use, and any other measures. A complete list of measures typically required to mitigate project-specific impacts to San Joaquin kit fox is included as Appendix E of this EIR.</p> <p><i>BR-2.5 Vernal Pool Brachiopods.</i> Any project applicant wishing to develop a site that supports fairy shrimp is required to consult with the CDFG and USFWS prior to any City action on a development entitlement request, and obtain appropriate permits if take of the species is likely to occur. Appropriate mitigation measures to reduce impacts to a less-than-significant level include the permanent preservation of vernal pools capable of supporting viable fairy shrimp populations.</p> <p><i>BR-2.6 California Tiger Salamander.</i> Any project applicant wishing to develop a site which supports California tiger salamanders shall consult with the CDFG and USFWS prior to any City action on a development entitlement request. Appropriate mitigation measures to protect this sensitive species include the permanent preservation of aquatic breeding habitat and adjacent grassland habitats capable of supporting viable California tiger salamander populations.</p> <p><i>BR-2.7 California Red-legged Frog.</i> Any project applicant wishing to develop a site which supports California red-legged frogs is required to consult with the CDFG and USFWS prior to any City action on a development entitlement request, and obtain appropriate permits if “take” of the species is likely to occur. Project applicants proposing development in areas with habitat suitable for the</p>	

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**Table S-2
Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
	<p>California red-legged frogs shall implement mitigation measures to reduce impacts to less than significant. The permanent preservation of aquatic habitats (especially those near known breeding areas) capable of supporting viable California red-legged frogs populations is necessary to reduce the impacts of habitat loss to a less-than-significant level.</p> <p><i>BR-2.8 Alameda Whipsnake.</i> Any project applicant wishing to develop a site which supports Alameda whipsnake is required to consult with the CDFG and USFWS prior to any City action on a development entitlement request, and obtain appropriate permits if take of the species is likely to occur. Project applicants proposing development in areas with suitable habitat for this snake shall implement mitigation measures to reduce impacts to a less-than-significant level. The permanent preservation of scrub and chaparral habitats capable of supporting viable Alameda whipsnake populations is necessary to reduce the impacts of habitat loss to a less-than-significant level.</p>	
<p>BR-3. Development associated with the proposed General Plan Update would lead to the potential degradation of sensitive natural communities. (PS)</p>	<p>1993 General Plan</p> <p>The goals and policies presented in Impact BR-1 along with the following goal and policies would minimize impacts to sensitive communities.</p> <p><i>Conservation/Open Space</i></p> <p>Goal 3 Water Quality. Maintain the quality of Brentwood’s ground and surface water.</p> <p>Policy 3.1 Control Pollution: The City should control the amount and quality of non-point source pollution.</p> <p>3.1.1 Grading Ordinance: Implement the City’s grading ordinance.</p> <p>3.1.2 Public Education: Educate the public regarding water quality, runoff, and drainage effects.</p> <p>3.1.3 Waste Oil: Provide a program to collect waste oil and other toxic fluids.</p> <p>3.1.4 Mitigate Water Quality: Monitor storm drain and wastewater disposal impacts and provide appropriate mitigation.</p> <p>Goal 7 Natural Resources. Protect the Brentwood Planning Area's natural resources.</p> <p>Policy 7.3 Waterways: Maintain and improve wildlife and plant values along waterways and within flood control facilities.</p> <p>7.3.1 Channel Restoration: Restore creek channels to their natural condition.</p> <p>7.3.2 Bank Stabilization: Use natural techniques, including restoration of riparian vegetation to stabilize banks.</p> <p>7.3.3 Ordinance: Prepare and adopt a stream modification ordinance.</p> <p>7.3.4 Master Plan: Implement the Brentwood Creek Trails and Revegetation Master Plan.</p> <p>Proposed General Plan Update</p> <p>None</p> <p>Additional Mitigation</p> <p><i>BR-3.1 Wetland Evaluation Consultation and Clean Water Act Permit.</i> The City of Brentwood shall require a wetland delineation and consultation with the U.S. Army Corps of Engineers and CDFG prior to disturbance of waterways and wetland features in the Planning</p>	<p>LTS</p>

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**Table S-2
Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
	<p>Area. Project applicants must obtain all required Clean Water Act Section 404 permits and related Section 401 certifications prior to the issuance of a grading or building permit by the City of Brentwood. Fish and Game Code Section 1601-1603 agreements shall be obtained if required for any proposed streambed alterations prior to issuance of a grading or building permit.</p> <p><i>BR-3.2 Review of Project for Disturbance to Sensitive Communities.</i> At time of tentative map review, the City shall review specific development plans proposed within the Brentwood Planning Area to ensure they are designed to avoid disturbance to any creek, seasonal drainage, freshwater wetland, riparian habitats, native grassland, or vernal pool located on the project site. Any project which proposes alteration or modification of an existing creek or wetland shall provide mitigation to minimize disturbance to wetland vegetation, hydrology and wildlife. Additionally, because these sensitive communities often support special status species, project applicants proposing to modify any of these habitats shall implement Mitigation Measures BR-2.1 through 2.2 to reduce impacts to these species.</p> <p><i>BR-3.3 Restoration of Affected Creek and Wetland Communities.</i> If modifications are required to any riparian or wetland habitats, an assessment of the existing site and project impacts shall be conducted by a qualified biologist prior to construction. This evaluation will include the preparation of a site-specific restoration plan if deemed necessary to compensate for unavoidable impacts. Items that shall be addressed in the restoration plan include grading within the project area to allow for the restoration of wetland and riparian vegetation, species and patterns of native vegetation to be installed upon project completion, work seasons, monitoring plan, and performance criteria. Project applicants shall be responsible for implementing a monitoring plan of all restoration work that evaluates the project in relation to measurable performance criteria. When criteria are not met, corrective actions shall be taken as required. The City of Brentwood shall require these measures as a condition of the grading permit for any such project.</p> <p>Wherever possible, creeks and other natural waterways historically disturbed or modified shall be restored through development setbacks, contoured grading, and revegetation with native plant species.</p> <p><i>BR-3.4 Review and Modify Grading and Drainage Plan.</i> As a condition of the grading permit, the City of Brentwood shall review all proposed projects within the Planning Area for changes in drainage patterns that could affect existing wetlands. If a project results in a hydrologic change at an existing wetland or creek, the City shall require modification of proposed grading and drainage plans as necessary to maintain historical water levels.</p> <p><i>BR-3.5 Adopt Policy and Action for Sustainable Agriculture and Rangeland Practices.</i> The following measure shall be adopted as an amendment to the existing Conservation and Open Space Element of the 1993 General Plan (under Goal 1, Policy 1.1 as Action Program 1.1.6) The City of Brentwood shall seek voluntary cooperative agreements with local landowners to implement agricultural and rangeland practices that are consistent with the enhancement and preservation of sensitive natural communities in the Planning Area. Such practices include regulating pesticide uses, fencing wetlands, stream corridors and vernal pools within rangelands as separate pastures to allow recovery and minimize trampling and excessive grazing, implementing rotational grazing to allow recovery, implementing prescribed grazing and burning, and monitoring rangeland uses to assess progress towards resource objectives.</p>	
BR-4. Development associated with the	1993 General Plan	LTS

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**Table S-2
Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
<p>proposed General Plan Update could result in a significant loss of trees. (PS)</p>	<p><i>Conservation/Open Space</i></p> <p>Goal 8 Open Space. Preserve and enhance natural open space in and around the Brentwood Planning Area.</p> <p>Policy 8.2 Tree Protection: Protect mature trees and areas of natural vegetation.</p> <p>8.2.1 Tree Ordinance: Prepare and adopt a tree preservation ordinance that establishes guidelines for the planting, care and removal of trees.</p> <p>8.2.2 Education: Prepare educational materials regarding the significance of trees to a community, including open space and aesthetic values and shade.</p> <p>Proposed General Plan Update</p> <p>None</p> <p>Additional Mitigation</p> <p><i>BR-4.1 Conduct a Tree Survey.</i> The City of Brentwood Community Development Department shall require all project applicants to conduct a tree survey by a qualified arborist or forest ecologist of the development site to document the species, diameter at breast height (dbh), and general condition of all trees within the development area. Each project applicant shall preserve existing trees to the maximum extent practicable. This may be accomplished by fencing an area surrounding each tree to a distance of 1.5 times the tree canopy diameter, and protecting this area from grading, soil compaction, paving, and other ground disturbances.</p> <p><i>BR-4.2 Tree Replacement.</i> The City of Brentwood Community Development Department shall formulate a tree replacement requirement for all trees within the Planning Area. The criteria for this requirement shall be based either on a number-for-number replacement (e.g., 5 trees planted for 1 tree removed), or on a total tree diameter replacement (e.g., (1) 24-inch dbh tree replaced with (2) 12-inch dbh trees). Non-native trees shall be replaced with native species following the same criteria just discussed.</p> <p>The City of Brentwood Community Development Department shall encourage the use of native plants and trees for landscaping and revegetation within the Planning Area. Non-native trees shall be allowed only when either a native species will not thrive at a given site, or the non-native species can be demonstrated to be non-invasive.</p> <p><i>BR-4.3 Preservation of Snags.</i> Where possible, the City shall require that proposed projects allow snags (dead trees) to remain in place. Snags shall only be removed when they can be demonstrated to be a threat to public safety.</p>	
<p>BR-5. Development associated with the proposed General Plan Update could lead to the cumulative conversion and loss of</p>	<p>1993 General Plan</p> <p>Same as BR-1 to BR-4</p> <p>Proposed General Plan Update</p> <p>None</p>	<p>LTS</p>

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**Table S-2
Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
plant and animal habitat. (PS)	<p>Additional Mitigation</p> <p><i>BR-5.1 Habitat Conservation Planning.</i> The City of Brentwood shall cooperate with surrounding jurisdictions and resource agencies (including CDFG, USFWS, NMFS, etc.) in development of a habitat conservation plan (HCP). Elements within the HCP shall include the permanent preservation and enhancement of large, contiguous parcels of sensitive habitats (grasslands, chaparral, oak woodlands, wetlands, etc.) and protection and restoration of riparian and associated aquatic habitats. The HCP will allow for the coordinated conservation planning required for preservation of these species and their habitats.</p>	
CULTURAL RESOURCES		
<p>CR-2. Development associated with the proposed General Plan Update could damage unknown historic, prehistoric, or archaeological resources in the Planning Area. (PS)</p>	<p>1993 General Plan</p> <p><i>Community Design</i></p> <p>Policy 3.1 Maintain Rural Character: Maintain and enhance the architectural character and rural heritage of the existing downtown area and the Brentwood community as a whole.</p> <p>3.1.1 Historic Inventory: Inventory and map significant historic buildings and areas within the Brentwood area.</p> <p>3.1.2 Design Review: Through the design review process, protect designated architecturally and/or historically significant areas, and require infill developments to be architecturally compatible with the surrounding area.</p> <p>3.1.3 Architectural and Landscape Guidelines: Prepare and adopt architectural and landscape guidelines for the Downtown area which identify the desired architectural character to be emulated.</p> <p><i>Conservation/Open Space</i></p> <p>Goal 2 Cultural Resources. Preserve and enhance prehistoric, historic and cultural resources in and around the Brentwood Community.</p> <p>Policy 2.1 Historic Structures: Retain and maintain historic structures.</p> <p>2.1.1 History Programs: Work with community organizations, including the historical society, to provide programs oriented to the preservation of Brentwood’s history.</p> <p>2.1.2 Restoration Funds: Use Redevelopment funds and other mechanisms to promote historic restoration.</p> <p>2.1.3 Flexible Zoning: Consider the use of flexible zoning regulations to encourage preservation of structures and architectural styles.</p> <p>Policy 2.2 Archaeological Preservation: Preserve archeological resources that are known to the community.</p> <p>2.2.1 Archaeological Surveys: Require archeological surveys to be completed as part of development submittals.</p> <p>2.2.2 Mitigate Impacts: Use mitigation programs for potential effects on archeological resources.</p> <p>Proposed General Plan Update</p> <p><i>Land Use</i></p> <p>1. Inventory, designate, and protect potential sites and structures of architectural, historic and cultural significance within the Downtown. (Action Program 3.1.6)</p>	LTS

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**Table S-2
Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
	<p>Additional Mitigation</p> <p><i>CR-2.1 Records Search for Individual Discretionary Projects.</i> For any discretionary public or private project with a potential environmental impact, a records search shall be conducted as part of the project’s CEQA review by a qualified archaeologist through the Northwest Information Center. The Northwest Information Center will provide project-specific information of previous surveys and of recorded sites within or immediately adjacent to a project area.</p> <p><i>CR-2.2 Discovery of Cultural Resources.</i> Should previously unidentified cultural resources be discovered during construction of individual projects, the project sponsor shall cease work in the immediate area until such time as the City can assess the significance of the find and develop mitigation recommendations (e.g., manual excavation of the immediate area), if warranted.</p> <p><i>CR-2.3 Discovery of Human Remains.</i> The City shall implement Section 7050.5(b) of the California Health and Safety Code which calls for the Contra Costa County Coroner to be contacted in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery. In this event, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner determines that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code.</p> <p>The coroner, upon recognizing the remains as being of Native American origin, shall contact the Native American Heritage Commission within 24 hours. No further disturbance of the site may be made except as authorized by the County coroner. The Commission has various powers and duties to provide for the ultimate disposition of any Native American remains, including the designation of a Native American Most Likely Descendant. Sections 5097.98 and 5097.99 of the Public Resources Code also call for ‘protection to Native American human burials and skeletal remains from vandalism and inadvertent destruction.’ To achieve this goal, construction personnel on the project shall be instructed as to both the potential for discovery of cultural or human remains, and the need for proper and timely reporting of such finds, and the consequences of failure to do so.</p> <p><i>CR-2.4 Archaeological Monitoring.</i> Project sponsors of individual discretionary projects located in sites with high archaeological sensitivity (based on maps available at City offices) shall retain or provide funds for the hiring of an archaeologist to perform archaeological monitoring in areas where ground disturbance will exceed 24 inches below the existing grade. The City Planning Office (as advised by the archaeologist) shall determine whether the soils are culturally sterile, and whether monitoring may be reduced to intermittent or on-call. Should intermittent monitoring prove warranted, the construction contractor shall be held responsible to contact the project sponsor in the event that suspected cultural resources are uncovered. The archaeological monitoring program shall be implemented by an individual meeting the Secretary of Interior Professional Qualifications Standards in Archaeology (36 CFR 61); individual field monitors shall be qualified in the recognition of cultural resources of both historic and prehistoric periods.</p>	

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Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
	<p><i>CR-2.5 Preservation of Significant Archaeological Sites.</i> Where feasible, preservation of significant archaeological sites shall be accomplished. In-situ preservation of the resource is the preferred alternative. Preserving a cultural deposit maintains the artifacts in context and essentially “banks” the sites for the future, at which time more sophisticated research methods and tools may be available. Additionally, preservation of a prehistoric cultural deposit may prevent inadvertent discovery of, or damage to, human burials. Preservation may be accomplished through a number of means such as capping or covering the site with a layer of soil, fencing the site area, and/or incorporation of the resource into a greenbelt or park area.</p> <p>If preservation of the resource is not feasible, additional studies, such as archival research or scientific, controlled excavation of prehistoric cultural resources shall be required. The Native American community shall be notified of any proposed excavation of prehistoric cultural resources if there is a high probability that burial sites may occur in the Planning Area.</p>	
<p>CR-3. Development associated with the proposed General Plan Update in combination with growth elsewhere in eastern Contra Costa County and the western San Joaquin Valley could result in cumulative loss to cultural resources. (PS)</p>	<p>1993 General Plan and Proposed General Plan Update Same as CR-2.</p> <p>Additional Mitigation Mitigation Measures CR-2.1 to 2.5 would help reduce the potentially significant cumulative impacts. Several of these measures are standard practices required through environmental review. In addition, open space elements of community general plans are required to recognize cultural resources as a valuable component of a local jurisdiction’s natural and recreational amenities. Finally, community design guidelines that reflect and incorporate features of our historic and architectural heritage can serve to preserve and maintain historic properties, sites, and districts. Implementation and/or adoption of these planning and environmental review practices should reduce the cumulative loss of cultural resources in the east Contra Costa County area and in the western San Joaquin Valley to less than significant.</p>	LTS
GEOLOGY, SOILS, AND MINERALS		
<p>GE-2. Development associated with the proposed General Plan Update, including circulation improvements, could result soil erosion. (PS)</p>	<p>1993 General Plan <i>Safety</i> Goal 1 Protect from Hazards. Protect the Brentwood community from hazards associated with the natural environment. 1.2.1 Grading Ordinance: Adopt a hillside grading ordinance.</p> <p>Proposed General Plan Update None</p> <p>Additional Mitigation <i>GE-2.1 Prepare Site Erosion and Dust Control Plan.</i> Prior to the issuance of a grading permit, a site erosion and dust control plan shall be submitted by a project applicant and approved by the City of Brentwood Engineering Department. This plan shall identify protective measures to be taken during construction to prevent excessive transport of sediments or wind blown particles from the project site, and to</p>	LTS

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Impact	Mitigation Measures	Level of Significance after Mitigation
	<p>preclude the diversion or impairment of flow of nearby water courses. The plan shall establish the sequence and timing of grading and construction, and shall incorporate permanent methods of landscaping to follow the completion of construction.</p> <p><i>GE-2.2 Conditions for Grading Permits.</i> Grading permits for project sites with slopes of 5 percent or more shall restrict grading during periods of rain or on ground which contains free water. During rainy periods, disturbed earth surfaces shall be revegetated or covered with straw tackifiers, wood chips, jute netting, or other erosion control materials.</p> <p>Grading permits shall require appropriate soils stabilization measures (e.g., paving or landscape planting) upon completion of construction to reduce erosion hazard. As a condition of the grading permit, drainage and stormwater runoff control systems shall be approved to the satisfaction of the City Engineering Department to insure they are non-erosive in design.</p> <p>The City of Brentwood Engineering Department shall monitor grading and initial construction phases on weekly basis, at a minimum, to ensure that all provisions of the grading permit are implemented.</p>	
<p>GE-6. Development associated with the proposed General Plan Update may result in subsidence because of lowering of the groundwater table. (PS)</p>	<p>1993 General Plan <i>Safety</i> Goal 1 Protect from Hazards. Protect the Brentwood community from hazards associated with the natural environment. Policy 1.3 Land Subsidence: Prevent land subsidence and maintain adequate groundwater supplies. 1.3.1 Overdraft: Monitor withdrawal of groundwater, oil and gas, maintain land elevation records, and regulate overdraft to prevent subsidence.</p> <p>Proposed General Plan Update None</p> <p>Additional Mitigation <i>GE-6.1 Study of Individual Sites for Subsidence.</i> If elevation records for any site show evidence of subsidence, the applicant shall complete further studies prior to issuance of grading permits to evaluate the degree of subsidence and establish appropriate mitigation measures to ensure subsidence does not create a safety hazard.</p>	LTS
<p>GE-7. Development associated with the proposed General Plan Update could result in loss of mineral resources. (PS)</p>	<p>1993 General Plan <i>Conservation and Open Space</i> Goal 6 Mineral Resources. Utilize Brentwood’s mineral resources while preserving development and conservation options for the future. Policy 6.1 Mine Reuse: Ensure that areas of mineral resources can be mined while productive, and are ultimately reused for urbanization or open space. 6.1.1 Resource Extraction: Allow resource extraction of gas and oil as an interim use.</p>	SU

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**Table S-2
Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
	<p>6.1.2 Reclamation Plans: Work with property owners to develop reclamation plans for areas with mineral resources.</p> <p>6.1.3 Mining Ordinance: Implement the Oil and Gas Mining ordinance.</p> <p>6.1.4 Identify and Evaluate Resources: Identify and evaluate areas within the planning area with potential resource value, including oil, gas, sand, and gravel. Protect the Brentwood community from hazards associated with the natural environment.</p> <p>Proposed General Plan Update None</p> <p>Additional Mitigation <i>GE-7.1 Phasing of Development at the Brentwood Oil and Gas Fields.</i> The City of Brentwood Community Development Department shall phase development in the Brentwood Oil and Gas Field to coincide with the cessation of oil and gas production at individual wells.</p>	
<p>GE-9. Development associated with the proposed General Plan Update could result in potentially significant cumulative impacts on mineral resources. (PS)</p>	<p>1993 General Plan Same as GE-7</p> <p>Proposed General Plan Update None</p> <p>Additional Mitigation Same as GE-7</p>	<p>SU</p>
HYDROLOGY AND DRAINAGE		
<p>HY-2. Development in the Planning Area could result in erosion, sedimentation, and subsequent degradation of the surface water quality. (PS)</p>	<p>1993 General Plan <i>Conservation and Open Space</i> Goal 3 Water Quality. Maintain the quality of Brentwood’s ground and surface water. Policy 3.1 Control Pollution: The City should control the amount and quality of non-point source pollution.</p> <p>3.1.1 Grading Ordinance: Implement the City’s grading ordinance. (Note: A stormwater ordinance has been prepared and was approved by the City Council on May 22, 2001. These ordinances take effect 60 days after initial Council approval.)</p> <p>3.1.2 Public Education: Educate the public regarding water quality, runoff, and drainage effects.</p> <p>3.1.3 Waste Oil: Provide a program to collect waste oil and other toxic fluids.</p> <p>3.1.4 Mitigate Water Quality: Monitor storm drain and wastewater disposal impacts and provide appropriate mitigation.</p> <p>Policy 3.2 Water Quality: Protect Brentwood’s water quality.</p> <p>3.2.1 Groundwater: Monitor the quality and quantity of groundwater.</p>	<p>LTS</p>

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Impact	Mitigation Measures	Level of Significance after Mitigation
	<p>3.2.2 Development Impacts: Consider development’s effect on ground and surface water quality, and consider controlling pesticides and fertilizers.</p> <p>Proposed General Plan Update <i>Growth Management</i></p> <p>1. The City shall only approve developments that conform with performance standards provided in the <i>Master Infrastructure Plan</i>. For example, sanitary facilities must have the capability to collect and treat sewage according to the standards set forth in the City’s National Pollutant Discharge Elimination System (NPDES) permit. (Action Program 1.1.1)</p> <p>Additional Mitigation <i>HY-2.1 Best Management Practices.</i> NPDES construction activity permits shall be required of all future proposed development projects of five or more acres. All future development projects within the Planning Area shall comply with the specific requirements for nonpoint source discharge to be developed by the County and/or City pursuant to EPA and Regional Water Quality Control Board NPDES requirements. The City of Brentwood shall require that projects use Best Management Practices (BMPs) to treat all runoff. The BMPs shall include at a minimum, the following provisions to reduce water quality impact of the runoff from project sites:</p> <ul style="list-style-type: none"> • Install easily cleanable catch-basins, debris screens, or similar water quality protection devices in the on-site drainage facilities. • If the detention facility is provided as a pond, design the detention pond to be provided onsite for flood control also to function as sedimentation basins, to remove nonpoint source pollutants from the site’s surface water runoff. The basin outlets would be equipped with trash racks/screens and inverted elbows to settle out heavier contaminants. A maintenance schedule should be developed to ensure that the basins are cleaned regularly, and that the traps function properly. • Implement a pavement cleaning and maintenance program within the project site to reduce build-up of urban pollutants and debris that normally are washed into the storm drain system. All plans and programs to control the discharge of project-related pollutants shall be reviewed by CCCFCWCD prior to issuance of grading and building permits. • Implement good housekeeping methods to prevent leakage of paints and heavy metals from the corporation yard. • Control application of fertilizers, herbicides, pesticides or other hazardous substances on landscaped areas. • Ensure the maintenance of drainage facilities through bonding or contracting with a private maintenance firm. 	
<p>HY-4. Development associated with the proposed General Plan Update in combination with development elsewhere in the watershed could lead to cumulative impacts</p>	<p>1993 General Plan <i>Infrastructure</i></p> <p>Goal 1 Infrastructure. Maintain and improve Brentwood’s infrastructure to protect Brentwood’s health and safety.</p> <p>Policy 1.1 Municipal Services: Provide adequate public infrastructure (i.e. sewer, water, and storm drains) to meet the needs of existing and future development.</p> <p>1.1.1 Master Infrastructure Plan: The City shall only support developments that are in conformance with the Master Infrastructure Plan.</p>	<p>LTS</p>

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Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
<p>on the hydrology and drainage of the area. (PS)</p>	<p>1.1.2 Sizing of Utilities: Through development review, the City shall ensure that utilities are adequately sized to accommodate the proposed development and, if applicable, allow for extensions to future developments.</p> <p>1.1.3 Development Proposals: Individual developments will be required to develop comprehensive infrastructure plans for City review and approval as part of an application submittal.</p> <p>1.1.5 Correct Inadequacies: The City shall develop a plan that establishes priorities and corrects existing inadequacies in the City's infrastructure system.</p> <p>1.1.6 Cost of Infrastructure: New development shall contribute its fair share of the cost of on and off-site public infrastructure and services. This shall include installation of public facilities, payment of impact fees, and participation in a Capital Improvement Financing Program (CIFP).</p> <p>1.1.7 Reimbursement: The City may require developments to install off-site facilities, which are in excess of a development's fair share. However, the City shall establish a funding mechanism to reimburse the developer for the amount in excess of the fair share costs.</p> <p>1.1.8 Other Funding Sources: The City shall apply for State, Federal, and regional funding sources set aside to finance infrastructure costs.</p> <p>Policy 1.5 Storm Drainage: Improve Brentwood's storm drainage facilities.</p> <p>1.5.1 Marsh Creek Watershed Basins: Implement the recommendations of the Marsh Creek basin plan [Marsh Creek Regional Drainage Plan] prepared by Contra Costa County Flood Control District for construction of detention basins sized to contain 100-year floods.</p> <p>1.5.2 Multiple Use: Incorporate recreational trails and parkway vegetation design in channel improvements, and utilize detention basins for parks, ball fields and equestrian areas.</p> <p>1.5.3 Flood District: Coordinate development flood control plans and submit large scale development proposals to Contra Costa County Flood Control District for review, comment and incorporation into regional flood control facility design.</p> <p><i>Conservation and Open Space</i></p> <p>Goal 3 Water Quality. Maintain the quality of Brentwood's ground and surface water.</p> <p>Policy 3.1 Control Pollution: The City should control the amount and quality of non-point source pollution.</p> <p>3.1.1 Grading Ordinance: Implement the City's grading ordinance. (Note: A stormwater ordinance has been prepared and was approved by the City Council on May 22, 2001. These ordinances take effect 60 days after initial Council approval.)</p> <p>3.1.2 Public Education: Educate the public regarding water quality, runoff, and drainage effects.</p> <p>3.1.3 Waste Oil: Provide a program to collect waste oil and other toxic fluids.</p> <p>3.1.4 Mitigate Water Quality: Monitor storm drain and wastewater disposal impacts and provide appropriate mitigation.</p> <p>Policy 3.2 Water Quality: Protect Brentwood's water quality.</p> <p>3.2.1 Groundwater: Monitor the quality and quantity of groundwater.</p> <p>3.2.2 Development Impacts: Consider development's effect on ground and surface water quality, and consider controlling pesticides and fertilizers.</p>	

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Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
	<p><i>Safety</i></p> <p>Goal 1 Protect from Hazards. Protect the Brentwood community from hazards associated with the natural environment.</p> <p>Policy 1.4 Flood Hazards: Protect the community from flood hazards.</p> <p>1.4.1 FEMA Mapping: Work with the U.S. Army Corps of Engineers to develop floodplain information and maps for the Federal Emergency Management Agency (FEMA).</p> <p>1.4.2 Adopt Ordinance: Adopt a floodplain ordinance to address flood zones established by FEMA maps.</p> <p>1.4.3 Dam Failure: Map dam failure inundation areas and develop, maintain and inform the public of an evacuation procedure, for all affected areas, in the event of failure of dams.</p> <p>Proposed General Plan Update Same as HY-2</p> <p>Additional Mitigation Same as HY-2</p>	
HEALTH AND SAFETY		
<p>HM-1. Development associated with the proposed General Plan Update could locate urban uses over oil and gas fields. (PS)</p>	<p>1993 General Plan None</p> <p>Proposed General Plan Update None</p> <p>Additional Mitigation <i>HM-1.1 Prepare Geotechnical Study for the Brentwood Oil and Gas Fields.</i> As part of the development application for a proposed development in the Brentwood Oil and Gas Field Area, a geotechnical study of the Brentwood Oil and Gas Field shall be prepared by the project proponent, which includes the following:</p> <ul style="list-style-type: none"> • Potential for repressurization due to partial or complete abandonment of the field; • Effect of subsidence on urban development due to operation of the field. The study shall contain information on the potential for subsidence in the Planning Area and on contingency plans to control any subsidence which may occur. These plans shall cover subsidence control from first indications until after the projected project life. Subsidence monitoring shall include a baseline level survey prior to development of new wells for the production of oil, followed by periodic surveys thereafter. • Extent of methane gas hazards; • Potential for seismic effects on gas pressure; 	LTS

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Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
	<ul style="list-style-type: none"> • Location of all abandoned, idle, injection and producing wells; • Locations of site contamination; and • Current condition of groundwater. <p>If any potential hazards are identified, specific mitigation measures shall be required as part of the geotechnical study. For example, if the study indicates that gas accumulation is a possibility, it may be necessary to drill some shallow, pressure-relief wells within or adjacent to the site. Also, gas detectors, gas migration barriers or venting systems may be considered.</p> <p>Prior to recordation of a parcel or subdivision map, all oil wells shall be located either by consulting the Division of Oil and Gas or by a metal detector. Idle or previously abandoned wells shall be inspected to ensure that they are closed to current standards. The cost of reabandonment is the responsibility of the individuals owning the property upon which the structure will be located.</p> <p><i>HM-1.2 Adopt Protection/Prevention Measures for Well Abandonment and Siting Standards near Abandoned Wells.</i> The following measures shall be taken to avoid any hazards related to oil and gas fields:</p> <ul style="list-style-type: none"> • Under Section 3208.1 of the Public Resources Code, the reabandonment responsibilities of the owner/developer of a property upon which a structure will be located need extend no further than the property line boundaries. However, if a well requiring reabandonment is on an adjacent property and near the common boundary line, the structure shall be set back sufficiently to allow future access to the well. • If any unrecorded wells are uncovered or abandoned wells damaged during excavation or grading, remedial plugging operations may be required. If such damage occurs, the project proponent shall perform remedial operations, as directed by the DOG. • No structures shall be built over any abandoned well unless no feasible alternative exists. If construction over an abandoned well is unavoidable, an adequate gas venting system shall be placed over the well, as approved by the DOG. • Blowout prevention devices should be used whenever wells are being drilled or reworked. <p><i>HM-1.3 Restrict Access to All Wells.</i> Access to all idle and producing wells shall be maintained, as required by the DOG, for mobile rigs and well workover equipment. The roads for well workover equipment shall have a minimum 12-foot width clearance, and shall be designed for heavyweight use. The wells shall be provided with safety shut down devices. All wells and associated equipment within the urbanized or urbanizing Planning Area shall be enclosed by an 8-foot block wall or similar barrier with barbed wire on the inside at the 7-foot level. Suitable gates shall be provided which are capable of allowing large workover equipment access to the well sites. The grade within the enclosed areas shall be constructed so that potential spillage will be confined to the enclosure to restrict access. The placement of climbable landscaping around the perimeter of the oil field facility shall be avoided.</p> <p><i>HM-1.4 Remediation of Contaminated Soils.</i> Prior to the issuance of building permits, all soil should be remediated to the satisfaction of the Contra Costa County Environmental Health Department/Hazardous Materials, and, if the contamination is more substantial, to the satisfaction of the Regional Water Quality Control Board and/or Department of Toxic Substances Control.</p>	

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Impact	Mitigation Measures	Level of Significance after Mitigation
<p>HM-4. Development associated with the proposed General Plan Update in combination with other growth in east Contra Costa County would lead to potential cumulative impacts to health and safety. (PS)</p>	<p>1993 General Plan <i>Safety</i> Goal 1 Hazardous Materials. Maintain Brentwood safe from risks associated with hazardous materials. Policy 2.1 Hazardous Substances: Protect the community of Brentwood from hazards associated with the use, transport, treatment, and disposal of hazardous substances.</p> <p>2.1.1 Training: The City and East Diablo Fire Protection District should work together to train local police and fire departments for specialized handling and cleanup procedures in the event of radioactive, toxic and hazardous substance spills. 2.1.2 Educate: Provide educational opportunities for generators of small quantity, household, and agricultural waste products regarding their responsibilities for source reduction and proper and safe hazardous waste management. 2.1.3 Provide Information: Provide the public, industry, agriculture, and local government with the information needed to take rational steps to minimize, recycle, treat, dispose, and otherwise manage hazardous wastes in Brentwood. 2.1.4 Regulate Storage: Regulate the storage of hazardous substances. 2.1.5 Household Hazardous Waste: Provide a program for the disposal of household hazardous wastes. diversity of housing opportunities to enhance the City’s living environment and to satisfy the shelter needs of Brentwood residents.</p> <p>Goal 2 Hazardous Materials. Maintain Brentwood safe from risks associated with hazardous materials. Policy 2.2 Disaster Planning: Plan for City and citizen actions to respond effectively to and recover from a disaster. 2.2.1 Response Plans: Maintain effective disaster response plans that address emergency response and traffic control and security of damaged areas. 2.2.2 Mutual Aid: Maintain effective mutual aid agreements for fire, police, medical response, mass care, heavy rescue, and other functions as appropriate.</p> <p>Proposed General Plan Update <i>Land Use</i> Prohibit industrial development that could have adverse impacts on the surrounding neighborhood (Policy 4.1 and Action Program 4.1.1).</p> <p>Additional Mitigation Same as HM-1</p>	<p>LTS</p>

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Impact	Mitigation Measures	Level of Significance after Mitigation
ENERGY AND RESOURCE CONSERVATION		
<p>EN-1. Development associated with the proposed General Plan Update would place a significant demand on energy supplies. (S)</p>	<p>1993 General Plan <i>Conservation/Open Space</i> Goal 5 Energy Resources. Create an environment in Brentwood wherein energy resources are efficiently utilized. Policy 5.1 Bicycle Use: Promote the use of bicycles as an alternative transportation mode. 5.1.1 Bikeways: Adopt specifications for Brentwood’s bikeways. 5.1.2 Community Information: Establish information programs throughout the community regarding bicycle use and routes. 5.1.3 Route Maps: Design bicycle route maps and distribute throughout the community. 5.1.4 Pedestrian Connections: Encourage developments to incorporate pedestrian and bicycle connections between adjacent land uses. Policy 5.2 Efficient Development: Encourage the design and construction of energy efficient development. 5.2.1 Passive Solar: Encourage new construction to incorporate passive solar features. 5.2.2 Building Codes: Enforce building codes (e.g., Title XII) through development planning, including convenient, balanced neighborhoods.</p> <p>Proposed General Plan Update <i>Circulation</i> Recognize the link between land use and transportation. Promote land use and development patterns that encourage walking, bicycling, and public transit use. Emphasize well-designed high-density and mixed land use patterns that promote transit and pedestrian travel. (Policy 2.1)</p> <p>Additional Mitigation <i>EN-1.1 Energy Efficient Building Design.</i> Energy efficiency means getting the maximum work output per unit of energy input at an affordable cost. This concept applies equally to residential dwellings, schools and public institutions, commercial, office, retail space, and industrial operations of all types. Recent advances in energy efficient technologies have resulted in high efficiency heating and air conditioning systems, building materials, lighting systems, and manufacturing controls and equipment.</p> <p>The benefits of integrating energy efficient design into all aspects of Brentwood are numerous. First, residents and businesses use less energy to maintain comfort, provide adequate lighting, and manufacture goods. In addition, efforts are underway to allow energy efficiency cost savings to be considered in residential mortgage ratio calculations thus allowing higher levels of financing for prospective buyers. Third, utilities may reduce overall costs of connecting new customers to generation, transmission, and distribution systems. Fourth, environmental benefits include reduced power plant emissions like pollution forming NOx and greenhouse gases like carbon dioxide. Some of these benefits are cost effective today with existing technology.</p>	<p align="center">SU</p>

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Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
	<p>Energy efficient building design shall be encouraged by including such features as orientation of structures to summer and winter sunlight to absorb winter solar heat and reflect or avoid summer solar heat, thermal insulation of the walls and attic, which meets or exceeds local standards, weather stripping of windows and doors to decrease heat loss, solar assisted domestic hot water and pool heating, tinted or solar reflective double glazing, overhangs on southern elevations, and vegetation on western elevations to provide shading from summer sun. Other specific energy design strategies for different land uses which shall be encouraged include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • The use of windows and skylights to reduce energy demand for lighting shall be encouraged for commercial operations. • Industrial operations that require large amounts of hot water shall incorporate chlorofluorocarbon-free active solar systems in the design of buildings. • Each development applicant shall consult with PG&E for assistance with energy conservation features. • Commercial and industrial facilities shall be designed to reduce energy consumption by providing access to alternative means of transportation such as bus lines, mass transit, bicycle lanes, pedestrian facilities and car pooling. <p><i>EN-1.2 Energy Efficient Site Planning Considerations.</i> Site planning principles that would help in the conservation of energy shall be utilized while planning and designing a site for any urban development. The site planning considerations shall include, but not be limited to, measures such as the following:</p> <ul style="list-style-type: none"> • Orientation of the building such that solar access and prevailing winds are considered. If the longer side of a building is aligned in a north-south direction, a large area of the building would be exposed to greater amount and intensity of solar rays from the east and the west directions. A greater portion of the building should face the south side rather than the north side. The south side of a building is associated with highest heat gains. <p>Winds affect infiltration (air leakage) and transmission (thermal conductance) over the entire skin of a building, and of the glazed or windowed portions particularly. The north and west sides of a building are most exposed to wind loads. Winds can decrease the exterior film of still air that usually surrounds a building and so increase the thermal vulnerability of roof and wall elements. This could increase heating and cooling loads. Knowing the direction of prevailing winds could determine where entrances and exits should be placed, and whether or not they should be shielded.</p> <ul style="list-style-type: none"> • Choice of trees for landscaping that can help save energy. Trees can serve as wind and light breaks and can thus affect energy consumption. Deciduous trees (which lose their leaves in winter) shall be selected for the south side of a building. They will provide sunshade during hot months, and yet allow maximum sun penetration in winter. Evergreens can be planted on the northern side, where there are no cold-weather solar gains. Evergreens may also be planted to protect building entrances and windows from prevailing wind conditions. The landscaping for parking lots and sidewalks should use trees that provide shade during the summertime and permit solar access to adjacent buildings in the wintertime. <p><i>EN-1.3 Construction Energy Plan.</i> All projects requiring discretionary approval from the City of Brentwood shall prepare and implement a Construction Energy Conservation Plan prior to the issuance of grading permits. The City of Brentwood shall require the project sponsors to adopt, but not be limited to, the construction energy conservation measures listed below:</p> <ul style="list-style-type: none"> • use energy-efficient equipment and incorporate energy-saving techniques in the construction of various projects; 	

SU = Significant and Unavoidable

S = Significant

PS = Potentially Significant

LTS = Less Than Significant

**Table S-2
Summary of Potentially Significant and Significant Impacts and Applicable Mitigation Measures**

Impact	Mitigation Measures	Level of Significance after Mitigation
	<ul style="list-style-type: none"> • avoid unnecessary idling of construction equipment; • consolidate material delivery in order to ensure efficient vehicle utilization; • schedule delivery of materials during non-rush hours to maximize vehicle fuel efficiency; • encourage car-pooling by construction workers; and • maintain equipment and machinery, especially those using gasoline and diesel, in good working condition. 	
EN-2. Cumulative growth in Brentwood and surrounding areas would result in significant energy impacts. (S)	Same as EN-1	SU

Source: EIP Associates, June 2001.

SU = Significant and Unavoidable S = Significant PS = Potentially Significant LTS = Less Than Significant

Appendix D-3

**City of Clayton General Plan EIR
Impacts and Mitigation Summary**

ENVIRONMENTAL ANALYSIS AND MITIGATION

PHYSICAL FEATURES

Topography

a. **Potential Impacts**

The Land Use and Housing Elements illustrate the distribution of the future land use. The construction of housing, roadways and other forms of development could adversely affect significant topographic features. Policies are identified for the different intensities of land use and steepness of slope to limit topographical alteration.

b. **Mitigation Measures**

Potential adverse impacts to topography in the City are mitigated by the policies of the General Plan. The distribution of land uses on the Land Use Map is based upon a scenario that restricts uses to percent slope. Urban residential uses (greater than 2 du/ac) are restricted to a 0-15 percent slope. Rural residential land uses (1 acre minimum lots or greater) are generally permitted on a slope between 15-25 percent. Slopes greater than 26 percent are protected from intensive development

The Open Space/Conservation Element includes policies to protect significant hillsides and ridgeline from development. The Open Space Element designates the areas of significant hillsides and ridgeline as Reserve Management / Conservation Areas and includes policies to protect their integrity.

Geology

a. **Potential Impacts**

The Safety Element and Appendix E discuss the geologic constraints affecting the City. Although several potential types of hazards exist, landslides have the greatest potential to do extensive damage. USGS and EIR maps delineate areas where potential impacts may occur without adequate mitigation.

b. **Mitigation Measures**

The policies of the Safety Element mitigate geologic hazards through restrictions. It is the policy that if a potential hazard exists, a detailed geotechnical investigation must be undertaken by a qualified engineer. In addition, known or suspected landslides must be corrected or avoided. Protected areas shall be designated as a Resource Management / Conservation Areas. Known studies are identified in the Safety Element and Appendix E.

Seismicity

- a. The Safety Element discusses the potential impacts of a seismic event.

- b. **Mitigation Measures**
Geotechnical studies are used to identify mitigation measures, which include setbacks and UBC Zone 4 construction measures.

Soils

- a. **Potential Impacts**
Future development in the City will have a potential impact on soils in the City. The Keller Ranch is suitable rangeland. Its development will eliminate land that is used for livestock grazing but is not suitable for intensive cultivation.
- b. **Mitigation Measures**
The density of the Keller Ranch is less than 1.5 units per acre. By clustering development, hundreds of acres will remain as range. Clayton has nearly its entire southerly city boundary designated as State park and its eastern boundary beyond Keller in the County Williamson Act Program. The western boundary includes a quarry and the City of Concord; and at Clayton's northern boundary lies the City of Concord. Clayton does not intend to develop additional areas to the east, although the City would like to exert influence on the County in the event that development is proposed. Park and agricultural preserve areas are identified in the Open Space/Conservation Element.

Groundwater Resources

- a. **Potential Impacts**
Areas of the City of Clayton have wells and septic tanks. The City began as a large lot rural community where expansion and infill occurred. Consequently, initial homes had wells and septic tanks. Following incorporation, additional homes on acre-plus lots were developed with septic tanks. In the late 70's newer subdivisions on smaller lots were built with full services. Eventually all septic tanks will be eliminated.

Aquifer recharge areas are most likely to be found along the many creeks. The City of Clayton protects these likely aquifer recharge areas through protection of its greenbelt system, which establishes open space corridors along streams. These corridors protect water flow and recharges. Springs have been identified in the Clayton area. These will be protected for their benefits as well as potential for undermining pavement and foundations. There is no proposal that would increase draw down or contaminate water resources or eliminate areas with high recharge potential.

- b. **Mitigation Measures**
The City will continue to protect streams within its flood plain as greenbelts, it will require investigation of spring locations in the Keller Ranch area, and it will support expansion of municipal services to unsewered areas.

Surface Waters and Flooding

a. Potential Impacts

Flood channels are an important resource in Clayton. They provide open space and a trail system. They comprise a significant element of the City's character. Mitigation measures are necessary which address the need to retain the creek resources and also lessen the risk of damage caused by flooding.

b. Mitigation Measures

The Open Space Element designates the natural creeks and channels as a significant open space resource to be conserved and protected. The Safety Element policies stress the need to retain the natural creeks and channels as the primary flood control and drainage system.

The creeks do not offer sufficient capacity at present to provide adequate flow in event of a 100-year storm. The extent of the problem is discussed in the Safety Element. The difficulty of providing adequate flood protection is not the common problem of encroachment of development into the floodplain but the extent of alteration and destruction of current greenway amenities necessary to provide adequate flood protection. Clayton has not suffered flood devastation in recent history but without adequate preventative measures, flood damage can be expected. Prevention of new development will not prevent the existing problem.

Biological Resources

A series of EIR's noted in the bibliography have identified biological resources in the City of Clayton.

a. Potential Impacts

Removal of habitat as a result of development, although no specific endangered species have been identified.

b. Mitigation Measures

The City shall promote open space protection measures such as residential clustering, park dedication, Williamson Act contract protection of significant vegetation in project design and expansion of the greenbelt system.

Air Quality

a. Potential Impacts

The construction, population increase, and expansion of City area will contribute to deterioration of air quality. Emissions will be chiefly attributed to increased auto usage. Development in Clayton will tend to generate higher vehicle miles traveled than will high-rise apartments within walking distance from the newly emerging employment centers in Central County.

Since Clayton is at the end of the valley, periods of inversion will bring poor air quality.

Carbon monoxide hot spots are likely at Kirker Pass intersections with Clayton Road and Concord Boulevard. A detailed discussion of air quality is included in the Safety Element.

b. **Mitigation Measures**

Aside from project level mitigation measures related to construction activities, the most effective local implementation will be those measure that reduce single-vehicle occupant commuters, general dependence on the automobile and necessity of long trips to stores for goods and services. Land use allocation within Clayton will benefit air quality through more centrally located commercial facilities, high density concentrations of land use rather than dispersal of density, and measures to facilitate non-auto travel. Additional mitigation discussion can be found both in the Safety Element and in the Circulation Element.

Scenic Resources

a. **Potential Impacts**

Future growth could reduce the amount of open space and change the rural character of the community. The recognition of scenic resources and provisions for their long-term protection can be lost if adequate consideration is not given. Negative effects would include the elimination of open space, the blocking of views and vistas, and the reduction of vegetation and wildlife.

b. **Mitigation Measures**

The community Design and Open Space/Conservation Elements establish the importance of scenic resources in maintaining Clayton's rural character. Each element contains policies to protect and manage the scenic resources of the City.

Historic Resources

a. **Potential Impacts**

The community Design Element has identified historical buildings and sites within the City. Without adequate mitigation, some of these sites could be destroyed by new development or neglect. An archaeological site of major significance (Cco-222) is also found in the Town Center.

b. **Mitigation Measures**

The City of Clayton's General Plan expresses the need for the City's land use, circulation and community design policies to consider historic preservation. The final area of consideration includes provisions for archaeological site protection. Depending upon the location and parcel size, surveys performed by qualified archaeologists should be required on development projects to ascertain if a site exists. Pages 23-28 of the 1983 Keller Ranch EIR by LSA describe the value of this site and mitigation measures necessary to its protection.

Population/Social Characteristics

a. **Potential Impacts**

The original Wilbur Smith General Plan adopted in 1971 called for a City build-out of 9,554 units and 37,106 people. The previous General Plan identified a total of 2,455 units and 7,856 people including Keller Ranch but not the annexation of developed unincorporated areas. The adopted General Plan has a maximum build-out of 3,399 units generating 11,217 persons at 3.3 persons per unit. This includes the existing 1,540 city units but does not include either the 555 units developed outside city limits or the study area south of Keller. The ultimate build-out of the community will bring change but it will also bring resolution of the development controversy that has affected Clayton. The general level of development will not adversely affect Clayton. The issues rest with the type and character of development.

b. **Mitigation Measures**

Several elements of the General Plan address the potential impacts of growth. Specifically, sections regarding public services such as roadways, water, sewer and schools state that new development should not be approved beyond the ability of the City or other public agencies to provide a consistent level of service. Also, several elements of the Plan include policies to retain Clayton's rural character through open space preservation and community design guidelines.

DEVELOPMENT ISSUES

Land Use and Zoning

The General Plan is designed to clarify the land use policies and zoning regulations of the City. Therefore, property owners, residents, and business people will have a clearer understanding of future land uses and the methods of implementing land uses through zoning regulations.

The Land Use Element includes policy guidelines for ensuring that the basic pattern of land use will be retained. This will be accomplished through encouraging in-fill development and discouraging the conversion of open space not directly adjacent to the existing development areas. To implement the General Plan it will be necessary to establish new zones and prepare a consistency matrix.

Circulation and Transportation

a. **Potential Impacts**

The Circulation Element describes Clayton's setting, current road usage and the potential demand on the system. Road improvements are needed to accommodate growth and to bring the Clayton road system from a rural standard to a city standard.

b. **Mitigation Measures**

Road system improvement needs are described in the Circulation Element. The means for accommodating the increase in population will include new roads, street widening and intersection improvements but there are two other concerns that must also be incorporated into solutions. Region-wide traffic management must be considered and the respective roles and contributions of jurisdictions determined. Improvement of transit, car pool, can pool, and bicycle opportunities must be pursued and other transportation system management measures investigated.

Noise

a. Potential Impacts

Adverse noise conditions that exist in the City are principally traffic generated. Noise levels will be increased by future growth. Several residential areas and an elementary school are affected by adverse noise levels. Overflight noise from commercial or military aircraft does not affect the City. No railroad lines cross the City, and noise from industry is highly localized and not considered an adverse impact. Noise from gravel trucks hauling rock from an adjacent quarry provides the single greatest source of complaint. Passenger vehicle traffic noise along Clayton and Marsh Creek Roads is the second highest cause of complaint. Quarry blasting and earthmoving also draw complaints on occasion.

b. Mitigation Measures

The Noise Element includes information identifying the patterns of current and future excessive noise levels. The Noise Element establishes acceptable outdoor noise levels for single-family residential (60dBA CNEL), and an indoor level of 45 dBA CNEL. The recognition of the location of anticipated noise levels principally along arterial roadways in the design of future development will mitigate adverse noise levels. Policies in the plan address acceptable design methods of reducing noise such as setbacks, clustering, architecture, orientation, window placement and construction. The policies state that the use of a block wall should be used only when other techniques either fail to reduce adverse levels or significantly increase the cost of construction beyond a reasonable amount.

COMMUNITY SERVICES

Community Services and Facilities

a. Potential Impacts

Impacts on community services are generally related to growth. The Draft Keller Ranch EIR written in February 1983 was based on community impacts caused by 1,825 residential units and 190,000 square feet of commercial space and 60,000 square feet of office area. The general impact of buildout of the remainder of Clayton upon services will not be significantly increased beyond what will be

experienced by the development of the Keller Ranch. Specific impact of development is discussed in the Keller EIR's. City-wide development does not alter the parameters of that discussion.

b. **Mitigation Measures**

Specific construction measures, mitigation fees and service expansion generally provide mitigation for service needs.

Parks and Recreation

a. **Potential Impacts**

Presently there are no standard neighborhood parks in the City of Clayton. The elementary school provides recreation facilities. City parklands fall within the greenbelt system. New development will create pressure on existing facilities. However, new fees are generated by subdivision development. The potential for recreation opportunities will be improved by new development. A conventional park is indicated on the Keller plan.

b. **Mitigation Measures**

The City will designate neighborhood park sites and will continue to collect fees for park land development. The City may also develop activity nodes within its greenbelt system. Prior to this an overall concept should be developed for the system.

Schools

a. **Potential Impacts**

The Clayton Planning Area is located within the Mt. Diablo Unified School District. In addition to Clayton, the District serves Concord, Pleasant Hill, portions of Martinez, West Pittsburg and Walnut Creek as well as additional unincorporated areas. Schools that serve children from Clayton are the Mt. Diablo Elementary School, Pine Hollow Intermediate School and Clayton Valley High School. Since the Clayton area is experiencing growth, these schools are subject to overcrowding.

The District as a whole is experiencing a decline in enrollment. Therefore, Clayton students from new developments may be shifted to fill other schools that are less crowded.

For Clayton residents, attendance at an elementary school in Clayton is an important unifying aspect. Community needs should be evaluated along with District needs.

b. **Mitigation Measures**

Collection of SB 201 funds and possible dedication of land are the most commonly used mitigation measures at this time; however, it will be important to monitor other alternatives.

Library Services

a. Potential Impacts

There is no library in Clayton. A bookmobile stops once a week to provide library services. New development may stimulate the need for expanded library facilities and services. It is likely that in the event a library was proposed in Clayton, the facility would receive substantial local support.

b. Mitigation Measures

Local fund drives and general fund allocations could mitigate the cost of establishment of a library in Clayton.

Law Enforcement

a. Potential Impacts

The City of Clayton has a police force of 8 persons including a chief. Expansion of the community will require enlargement of the force. Any expansion of the force will be coordinated with the phasing of development.

b. Mitigation Measures

The cost and benefit of new development shall be evaluated. One criteria shall balance the expansion of general revenues and the need for additional patrolmen.

Fire Protection

a. Potential Impacts

Clayton is within the Contra Costa County Consolidated Fire Protection District. There is an existing fire station at the intersection of Clayton and Mitchell Canyon Roads. In event that the Keller Ranch develops, the station is to be relocated near the area of Main Street and Concord Boulevard. The new station would serve all of Clayton, and presumably, the old station would be abandoned for some other use.

b. Mitigation Measures

The Fire District will obtain land or fees or both from Keller Ranch when development occurs. Since the initial phase of development could not pay for a station, some funding mechanism would be necessary. Fire District requirements and recommendations for new development include the following:

1. A water supply system for fire protection shall be installed and maintained with fire flows equal to or greater than those required by Fire District standards and guidelines. Determination of actual requirements will depend upon specific information regarding building size, construction type, spacing and occupancy. Hydrant spacing shall be in accordance with Fire District standards and guidelines. (The water supply reservoir capacity is estimated at 240,000 gallons, depending on maximum fire flow requirements.)

2. Every building must be accessible to fire apparatus by means of streets or roads meeting or exceeding Fire District standards and guidelines which relate to driving surface widths, curve, radii, grades, grade changes, load support and turnarounds.
3. Access gates and fire roads must be provided for fire apparatus to reach open space areas at locations specified by the Fire District. The City should provide perpetual easements for such access as may be required by the Fire District.
4. A plan to be approved by the Fire District for the perpetual control and abatement of hazardous weeds, grass and brush in all open space areas must be submitted. Such plans may include disked firebreaks, cattle grazing, and/or fire resistant planting.
5. The travel time and distance demands for responding fire companies cannot be completely resolved by station establishment or relocations. Accordingly, District fire flow delivery capabilities will be limited to less than standard. To compensate for these limitations, the following additional mitigation shall be required.
 - (a) All buildings requiring a minimum fire flow in excess of 1,000 gpm, or located in an area requiring a minimum fire flow in excess of 1,000 gpm, shall have a fire retardant roof covering as specified by the Fire District.
 - (b) All buildings requiring a minimum fire flow in excess of 1,500 gpm shall have automatic fire extinguishing systems specified and approved by the Fire District.
6. Plans showing compliance with the above mitigation measures shall be submitted to and approved by the Fire District prior to the commencement of any construction.
7. Fire danger shall be determinant in selection of roof material.

c. **Potential Impacts.**

The Contra Costa County Water District provides water to the Clayton area; however, District boundaries do not currently include the entire Keller Ranch. At the present time, water service is available in Pressure Zone 4 (elevations below 420 feet), Zone 6 (600 to 760 feet in elevation) and Zone 7 (760 to 880 feet). Storage in Zone 5 (elevations between 420 to 600 feet) in the Clayton area has reached maximum capacity and reservoir facilities are being constructed. No service is presently available to elevations above 880 feet (Zone 8).

There are existing Zone 4 water mains along Main Street and Concord Boulevard. However, the water main line on Main Street is not of sufficient size to meet the Fire District's minimum flow requirements for certain commercial uses. In Pressure Zone 5, a 20 inch water main exists along Marsh Creek Road and a 16 inch main exists along Easley Drive between Marsh Creek Road and Center Street. Zones 6 and 7 water mains are presently located along Marsh Creek Road.

Build-out of Keller Ranch will require major improvements in existing water supply facilities. Existing water mains for various pressure zones would require extension. New pump stations and reservoirs would also have to be provided. Water mains in Pressure Zone 4 could be extended to the site and a loop could be created by connecting Concord Boulevard and Main Street lines via Concord Boulevard extension and Marsh Creek Road (north). This extension would probably serve commercial and residential development located north of Center Street and west of Concord Boulevard. Since Zone 4 lines in Main Street do not have sufficient water flow to meet fire flow requirements for commercial uses, augmentation or modification of the Main Street line would be required. Additional storage in this zone would probably not be required.

In Zones 5, 6, and 7 additional storage would be required. Actual locations are presently unknown. Reservoirs for these zones could probably be located on the Keller Ranch. Maximum required elevations for adequate water pressure in Zone 7 would range between 960 and 990 feet. A hydro pneumatic water system would probably be used to serve residents in Zone 8; however, service in Zone 8 would be limited to a maximum elevation of approximately 955 feet. Lots located in Seclusion Valley are proposed above this elevation, and, depending upon whether a reservoir could be located at the required elevation, water service to these lots may pose significant limitations.

Existing water mains in Zones 5 and 6 would have adequate capacity to serve the Keller Ranch, and modification of these mains would not be anticipated. There would be two separate water systems in Zones 6 and 7. In these zones, the District would expect to connect the northern portion of the site to existing Zone 5 mains located at or north of Center Street while the southern portion of the site would be connected to Zone 6 mains located in Marsh Creek Road.

To reach the reservoirs in upper pressure zones, the District would have to pump the treated water through Pressure Zones 1, 2, and 3. Increased water demand due to the project would add to the requirement for additional pumps in the District's lower pressure zones. Costs for these improvements would be the District's responsibility; however, the District would be compensated for these improvements by a facilities reserve fee charged to the developers. All other improvements would be the financial responsibility of the project sponsor. Costs would also include acquisition of land for any necessary off-site reservoirs.

d. **Mitigation Measures**

To provide water service to all of Keller Ranch, the project sponsor must apply to LAFCO for annexation to the Contra Costa Water District. Annexation will have to be approved by the Water District Board.

The City must work with the Water District in ensuring the design of an efficient water distribution system to eliminate under-pressured pockets.

The developer shall be required to screen all new reservoirs with landscaping and/or earthen berms to eliminate their visual impact.

If water service sufficient for fire protection cannot be provided, lots proposed above 955 feet in elevation should be eliminated or relocated.

Sewer

a. **Potential Impacts**

Sewage generated in the Clayton Planning Area is currently transported via a sewage collection system operated by the City of Concord. The present trunk sewer system within Clayton consists of 12, 15, and 18 inch sewer lines. This system carries sewage effluent via the Concord Boulevard trunk sewer to waste water treatment facilities of the Central Contra Costa Sanitary District located in Pacheco.

The current capacity of the Central Contra Costa Sanitary District's treatment plant is 38 million gallons per day (mgd) based on a secondary level of treatment.

The 1980 average dry weather daily flow was close to 35 mgd and it is obvious that the plant is operating near its authorized discharge capacity (Hall, 1982). Proposed plant improvements, now in the design stage, will provide additional treatment capacity of 45 mgd and this work is anticipated to be completed by late 1985. The District cannot guarantee that sewer connections will be available for any proposed developments until the planned expansion of the treatment plant is completed.

Based upon intended capacity, buildout development in Clayton will require increase in capacity of the treatment plant and in the lines through Concord.

The buildout development of Clayton will generate between 891,584 (1821 new units) and 1,035,136 (2359 additional new units) gallons of sewage per day assuming 3.2 persons per unit, 95 gallons per capita daily and 10,000 gallons per acre for 31.8 acres of commercial development.

A major trunk line must be completed to serve area growth. Developers have agreed upon funding the construction of a trunk line and their receiving reimbursement at the time of building permit.

Demand for sewage treatment by the proposed project would constitute over 2.5 percent of the Central Contra Costa Sanitary District's present 38 mgd treatment capacity. The plant is operating at near capacity. Therefore permits may need to be provided on a discretionary basis until expansion is complete.

b. **Mitigation Measures**

Infrastructure plans need to be adopted that will identify facilities, method of initial payment and method of long-term reimbursement.

The City of Concord has a series of hook-up charges that are intended to offset system improvements.

Solid Waste

a. **Potential Impacts**

Build-out of the City will increase the generation of solid waste. Solid waste services are provided by Pleasant Hill Bayshore Disposal Service. Present dumping is at the Acme Land Fill site in Martinez. This land fill is nearing capacity. The County is presently studying new disposal site alternatives.

b. **Mitigation Measures**

Increased use of trash containers and source separation for recycling have been effective methods used in other jurisdictions. Clayton should support these efforts. Ultimately new disposal sites will have to be designated in Contra Costa County.

Energy Consumption and Conservation

a. **Potential Impacts**

Major energy consumption at the time of construction is attributed to grading. Energy consumption in completed facilities is affected by solar access, orientation and design. Energy consumption due to transportation is reduced by alternatives to single-passenger auto use.

b. **Mitigation Measures**

Mitigation measures related to construction can be found in Appendices B and G and mitigation measures related to transportation can be found in the Circulation Element.

Medical Services

a.. **Potential Impacts**

There are two emergency medical clinics in Clayton located at the Kirker Corridor and in the Town Center. Area hospitals include John Muir in Walnut Creek and Mount Diablo in Concord. Growth will increase pressure on the delivery of medical services; however, market demand will increase availability of clinics and anticipated population may generate additional State funding.

Telephone, Cable, Electricity and Natural Gas

a. **Potential Impacts**

Growth will generate demand for utilities. Since the City of Clayton is urbanized, the extension of private utilities does not appear to pose any limitation.

b. **Mitigation Measures**

The City is considering establishment of utility corridors for utilities to limit conflict and intrusion.

UNAVOIDABLE SIGNIFICANT ADVERSE ENVIRONMENTAL EFFECTS

The adoption of this Plan did not generate any new unavoidable significant adverse environmental effects. The plan provides analysis of the existing setting, review of the potential for vacant land and balance between the many government agencies and local interests. Any development will affect four conditions: land use, air quality, water quality and traffic. In each case, the adopted Plan's effects do not significantly alter previous plans or approvals. The issues are summarized for the sake of perspective.

1. **Land Use**

The growth anticipated but not generated by the General Plan will convert undeveloped areas of the City to some form of development, principally residential. However, this is offset by the objectives of the Plan that encourage in-fill development and restrict development outside of the existing developed area. Therefore, the land use impact created by development is reduced by the community's desire to retain open space and rural character.

2. **Air Quality**

The growth anticipated but not generated by the General Plan will add air pollutants. The Plan has several sections which reduce the amount of pollutants generated to the least amount feasible but, it is impossible to mitigate the problem entirely. It is noted that Clayton's contribution to increased air pollutants on a regional scale is a small fraction of the overall increase anticipated by new development.

3. **Water Quality**

Additional growth will also contribute more water pollutants than exist today to surface water. These occur from increased refuse and automobile fluids being washed from City roadways into the local drainage and creek system.

4. **Traffic**

New development will generate traffic on Clayton streets as well as on major corridors leading toward employment. It will be necessary to respond to impacts by developing a transportation model and mitigating problem areas.

ALTERNATIVES TO THE PROPOSED ACTION

The No Project Alternative is considered infeasible because the City is required by State law to adopt a General Plan with seven mandatory elements and a consistent zoning ordinance. The General Plan does not expand the area of development. It refines existing policies. An alternative to this is not practical.

1. **Greater Urban Density Alternative**

The General Plan proposes a land use pattern that is low density overall. An alternative would be to increase densities overall to allow extensive urban development and result in a substantially higher population than intended. While this alternative would create a much greater opportunity for affordable housing, new jobs, and commercial business, it would require a significant change to the existing developed area of the City, to the community's desire to retain a rural character, and to the analysis and mitigation of impacts.

Because the Clayton Valley is nearly built-out, urban development would require extensive redevelopment. It would require an expanded circulation system and changes in development standards. This alternative is rejected because it is infeasible based upon the existing development and economics of today. Significant redevelopment and displacement would occur at a tremendous social and economic cost to the community. The Clayton setting is not suited for major expansion of services and extensive urban development while it is trying to retain a rural lifestyle. The growth proposed will require substantial design and environmental mitigation on the project level.

2. **Reduced Growth Alternative**

The General Plan process was compelled to consider alternatives. From the level of individual parcels to policy applications, alternatives were considered by two different committees, the Planning Commission and the Council. The alternative land use designations are indicated in Exhibit X-1. The adopted plan provides an increase above the previous plan but does not reach the level proposed by the Housing Element committee.

**THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES
OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND
ENHANCEMENT OF LONG-TERM PRODUCTIVITY**

The General Plan combines both short-term planning in zoning implementation measures and long-term productivity, maintenance, and enhancement of the City's General Plan. Therefore, the General Plan is designed to achieve a reasonable balance between what can be done today and what should be reserved for the future. Particularly, the policies of the Plan preserve Clayton's rural character over the urbanization that is continuing to occur in most California cities. The General Plan is a growth management scenario that emphasizes long-term productivity over short-term gains or uses.

IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The secondary effects of the General Plan include anticipated growth that will commit undeveloped land to development, nonrenewable energy resources to use, and the City to a definite course of action consistent with the Plan. The General Plan seeks a balance based upon expressed community values between what will be lost and what will be preserved or enhanced. The Plan will preserve Clayton's rural character even though some development will occur. The overwhelming majority of the outlying open space that exists today will be preserved while open space within the developed areas without adverse slopes will be developed. In this manner, the Plan proposes a long-term community planning scenario that will minimize resource depletion.

GROWTH INDUCING EFFECTS

Any change in the General Plan affects growth. The purpose of this effort was to clarify policies and issues as well as improve the base of local information. The existing General Plan would allow a total of 2,455 units. The General Plan Committee alternative allowed 3361 units, the Housing Element Advisory Committee proposed 3,899 units, the adopted Plan identifies a maximum of 3,399 units.

The numbers do not represent a wide range. The City is opposed to additional development to the east of Keller and in this way none of the alternatives represent a stop toward additional growth. It must be recognized that utilities developed for the Keller Ranch could be extended further east.

Appendix D-4

**City of Oakley General Plan EIR
Impacts and Mitigation Summary**

**Table ES.2-1
Summary of Impacts and Mitigation, Oakley 2020 General Plan Draft EIR
Significance after Implementation**

Impact		Significance	Mitigation – Element and Policy/Program		Significance after Implementation
3.1-A	The proposed General Plan would physically divide an established community.	Less Than Significant	Land Use	Policies #2.1.8; #2.2.5; #2.3.1; #2.4.1; and #2.8.8	Less Than Significant
			Circulation	Policies #3.2.3 and #3.7.5	
3.1-B	The proposed General Plan may induce growth and an increase in the number of housing units and jobs in the Planning Area	Potentially Significant	Land Use	Policies #2.1.1; #2.1.3; #2.1.5; #2.1.9; #2.3.6; and #2.3.11	Less Than Significant
				Programs #2.1.C; #2.2.A; and #2.4.A;	
			Circulation	Policy #3.7.7	
			Housing	Policies #10.1.1 and #10.3.3	
Programs #10.1.A; #10.1.B; and #10.1.E					
3.1-C	The proposed General Plan may result in land use conflicts and incompatibility between existing and proposed land uses.	Potentially Significant	Land Use	Policies #2.2.3; #2.2.7; #2.2.13; #2.3.1; and #2.4.3	Less Than Significant
			Open Space & Conservation	Policies #6.1.2 and #6.1.4	
				Program #6.6.A	
			Parks & Recreation	Policy #7.5.7	
Noise	Policies #9.1.1 and 9.2.1				
3.1-D	The proposed General Plan may detract from the strength of Downtown Oakley as a focal point and destination within the City.	Potentially Significant	Land Use	Policies #2.2.6; #2.3.7; #2.3.8; #2.3.12; #2.8.1; #2.8.3; #2.8.4; #2.8.5; and #2.8.9	Less Than Significant
				Programs #2.3.A; #2.3.B; #2.5.A; #2.8.B; and #2.8.C	
			Economic Development	Programs #5.1.C; #5.1.L; and #5.4.A	
			Open Space & Conservation	Policies #6.5.1; #6.5.4; and #6.5.5	
			Parks & Recreation	Program #7.4.E	

Impact		Significance	Mitigation – Element and Policy/Program		Significance after Implementation
3.1-E	The proposed General Plan may result in a cumulative impact on land use and development, regional population growth, and jobs/housing balance.	Potentially Significant	All	All	Less Than Significant
3.2-A	Development associated with the proposed General Plan may impact scenic vistas and visual natural resources within the Planning Area.	Potentially Significant	Land Use	Policies #2.1.5; #2.1.6; #2.1.9; #2.6.6; and #2.6.7 Programs #2.4.B and #2.6.A	Less Than Significant
			Open Space & Conservation	Policies #6.3.4; #6.3.5; #6.3.7; #6.6.1; #6.6.2; #6.6.3; #6.6.4; #6.7.1; and #6.7.2 Programs #6.3.G; #6.3.H; #6.6.B; #6.7.A; and #6.7.B	
			Parks & Recreation	Policies #7.3.5; #7.4.3; #7.4.10; and #7.4.11 Programs #7.4.B and #7.4.C	
3.2-B	Development associated with the proposed General Plan may alter the existing visual character or quality and urban design of the Planning Area.	Potentially Significant	Land Use	Policies #2.1.3; #2.2.1; #2.2.2; #2.3.2; #2.5.1; #2.5.3; and #2.5.5 Programs #2.4.B and #2.5.A	Less Than Significant
			Economic Development	Policy #5.3.2 Programs #5.3.B; #5.3.C; and #5.3.E	
			Open Space & Conservation	Policies #6.5.1; #6.5.2; #6.5.4; and #6.5.6 Program #6.5.B	
3.2-C	Development of the proposed General Plan may change the City character.	Potentially Significant	<i>See Impact 3.2.B</i>		Less Than Significant
3.3-A	New urban development associated with the proposed	Potentially Significant	Circulation	Policies #3.1.1; #3.1.2; #3.1.7; and #3.1.8 Programs #3.1.A; #3.1.B; and #3.1.C	Less Than Significant

Impact		Significance	Mitigation – Element and Policy/Program		Significance after Implementation
<i>(cont)</i>	General Plan may result in increased traffic exceeding Level of Service (LOS) standards for roadway segments and signalized intersections.		Growth Management	Policies #4.1.1 and #4.1.2	<i>(cont)</i>
3.3-B	New urban development and intensification of use of developed areas in the Plan Area may result in increased needs for transit services not available through existing transit services and facilities.	Potentially Significant	Circulation	Policies #3.3.1; #3.3.2; #3.3.3; and #3.7.2	Less Than Significant
				Programs #3.1.G; #3.3.A; #3.3.C; #3.3.D; #3.3.E; #3.3.F; #3.3.G; and #3.7.B	
			Open Space & Conservation	Policy #6.2.2	
				Program #6.2.A	
Housing	Policy #10.1.2				
	Programs #10.1.G and #10.1.H				
3.3-C	New urban development associated with the proposed General Plan may create additional demand for pedestrian and bicycle connections and facilities.	Potentially Significant	Land Use	Policies #2.3.6; #2.3.9; #2.8.2; #2.8.3; #2.8.5; and #2.8.9	Less Than Significant
				Program #2.8.D	
			Circulation	Policies #3.2.1; #3.2.2; #3.2.3; #3.2.4; #3.7.2; and #3.7.3	
				Programs #3.1.E; #3.1.G; #3.2.A; #3.2.B; #3.2.D; #3.5.B; #3.7.B; #3.7.D; and #3.7.G	
			Open Space & Conservation	Policy #6.2.2	
Program #6.2.A					
Parks & Recreation	Policies #7.3.8; #7.4.10; #7.5.6; #7.5.7; #7.5.10; #7.5.11; #7.5.12; and #7.6.2				
3.3-D	New urban development associated with the proposed General Plan may result in a cumulative effect on traffic, transit, or pedestrian and bicycle facilities.	Potentially Significant	<i>See Impacts 3.3-A, 3.3-B, and 3.3-C</i>		Less Than Significant

Impact		Significance	Mitigation – Element and Policy/Program		Significance after Implementation
3.4-A	New stationary and mobile sources of air pollutants caused by build-out of the proposed General Plan Land Use Map may cause emissions of ROG, NO _x , and PM ₁₀ .	Potentially Significant	Land Use	Policies #2.1.1; #2.2.5; #2.2.6; #2.2.12; #2.3.3; #2.3.6; #2.3.11; #2.8.7; #2.8.8; and #2.8.10	Less Than Significant
			Circulation	Policies #3.7.2 and #3.7.6	
				Programs #3.7.D and #3.7.G	
			Open Space and Conservation	Policies #6.2.1; #6.2.2; #6.2.3; #6.2.4; and #6.2.5	
				Programs #6.2.A and #6.2.C	
			Health & Safety	Policies #8.3.1; #8.3.2; #8.3.3; #8.3.4; and #8.3.5	
Housing	Policy #10.1.2				
	Programs #10.1.G and #10.1.H				
3.4-B	Construction activities associated with development under the proposed General Plan may cause emissions of dust or contaminants from construction equipment exhaust that may substantially contribute to existing air quality violations or expose sensitive receptors to substantial pollutant concentrations.	Potentially Significant	Land Use	Policy #2.2.4	Less Than Significant
				Program #2.2.C	
			Circulation	Policy #3.7.1	
				Program #3.7.A	
			Open Space & Conservation	Policies #6.2.1; #6.2.3; #6.2.4; and #6.2.B	
				Program #6.2.C	
3.4-C	The population projections used in the proposed General Plan may be inconsistent with those of the 2000 Clean Air Plan.	Potentially Significant	<i>See Impacts 3.3-A, 3.3-B, 3.3-C, 3.3-4, and 3.4-A</i>		Less Than Significant
3.4-D	Build-out of proposed General Plan may cause increased localized carbon monoxide concentrations at congested intersections.	Less Than Significant	<i>None Required</i>		Less Than Significant

Impact		Significance	Mitigation – Element and Policy/Program		Significance after Implementation
3.4-E	Implementation of the Proposed General Plan could result in placement of sensitive land uses near potential sources of objectionable odors, dust, or toxic air contaminants.	Potentially Significant	Land Use	Policies #2.2.3; #2.2.4; #2.2.5; and #2.2.13	Less Than Significant
			Growth Management	Policies #4.7.3; #4.7.4; and #4.7.7	
				Program #4.7.E	
			Open Space & Conservation	Policies #6.1.2 and #6.2.4	
Programs #6.1.C; #6.1.D; and #6.6.A					
3.4-F	New stationary and mobile sources of air pollutants caused by build-out of the proposed General Plan Land Use Map may cause emissions of ROG, NO _x , and PM ₁₀ that would be cumulatively considerable.	Potentially Significant	<i>See Impact 3.4-A</i>		Less Than Significant
3.5-A	New growth associated with the proposed General Plan may put increasing pressure on parks and recreational facilities, which may create demand for new and expanded recreational facilities and/or shortage of park facilities accessible to all residents.	Potentially Significant	Parks & Recreation	Policies – ALL	Less Than Significant
				Programs – ALL	
			Growth Management	Policies #4.3.5; #4.6.9; and #4.10.8	
			Open Space & Recreation	Policy #6.1.4	
Programs #6.1.B; #6.2.A; and #6.6.B					
3.5-B	Growth and development associated with the proposed General Plan may result in the loss of open space that may increase pressures to develop open space lands.	Potentially Significant	Land Use	Policies #2.1.5 and #2.7.1	Less Than Significant
				Program #2.6.A	
			Growth Management	Policies #4.4.6 and #4.7.8	
			Open Space & Conservation	Policies #6.1.4; #6.3.1; #6.3.2; #6.6.1; and #6.6.4	
				Programs #6.1.B; #6.3.B; #6.6.A; #6.6.B; and #6.6.C	
Parks & Recreation	Policies #7.1.10; #7.1.11; #7.3.5; #7.3.6; and #7.4.6				
Programs #7.1.A and #7.7.B					

Impact		Significance	Mitigation – Element and Policy/Program		Significance after Implementation
3.5-C	The proposed General Plan may convert prime farmland, unique farmland, or farmland of statewide importance or conflict with existing zoning for agricultural use or a Williamson Act contract with the Planning Area.	Potentially Significant	Land Use	Policies #2.2.5; #2.2.13; and #2.6.5	Less Than Significant
			Growth Management	Policy #4.9.3	
				Program #4.9.E	
			Open Space & Conservation	Policies #6.1.1; #6.1.2; #6.1.3; and 6.1.4	
				Programs #6.1.B; #6.1.D; #6.1.E; and #6.1.F	
			Parks & Recreation	Policy #7.3.6	
Housing	Policy #10.2.8				
	Programs #10.3.A and #10.3.B				
3.6-A	Growth and development associated with the proposed General Plan may strain government services and create demand for expanded services and facilities.	Potentially Significant	Land Use	Policies #2.2.9; #2.2.10; #2.2.14; and #2.3.13	Less Than Significant
				Programs #2.1.C; #2.1.D; #2.1.E; #2.4.C; and #2.8.B	
			Circulation	Policy #3.6.4	
				Programs #3.5.D and #3.7.E	
			Growth Management	Policies #4.1.1; #4.1.2; #4.1.4; #4.2.1; #4.2.2; #4.2.3; #4.2.4; #4.2.5; #4.2.6; #4.2.7; #4.2.8; #4.2.9; #4.2.10; #4.2.11; #4.2.12; #4.3.1; #4.3.2; #4.3.3; #4.3.4; #4.3.5; #4.4.2; #4.5.4; #4.6.2; #4.6.3; #4.6.4; #4.6.5; #4.6.6; #4.6.7; #4.6.8; #4.6.10; and #4.10.4	
				Programs #4.2.A; #4.2.B; #4.2.D; #4.3.B; #4.3.D; #4.4.F; #4.4.G; #4.5.D; #4.6.B; #4.6.F; #4.6.G; #4.9.A; #4.10.E; and #4.10.F	
			Open Space & Conservation	Policy #6.5.B	
			Parks & Recreation	Policies #7.1.12; #7.1.19; and #7.2.1	
Programs #7.1.A; #7.1.B; #7.1.D; #7.1.G; #7.1.H; #7.1.I; #7.1.O; #7.3.A; #7.4.A; #7.7.I; and #7.7.J					
Housing	Programs #10.2.F; #10.2.G; #10.2.H; #10.2.I; #10.2.T; and #10.5.E				

Impact		Significance	Mitigation – Element and Policy/Program		Significance after Implementation
3.6-B	Growth and development associated with the proposed General Plan may strain fire protection and emergency services and create demand for expanded services and facilities.	Potentially Significant	Circulation	Program #3.5.F	Less Than Significant
			Growth Management	Policies #4.4.1; #4.4.2; #4.4.3; #4.4.4; #4.4.5; and #4.4.6	
				Programs #4.4.C; #4.4.D; #4.4.E; #4.4.F; and #4.4.G	
			Health & Safety	Policies #8.4.4 and #8.4.5	
Program #8.4.B					
3.6-C	Growth and development associated with the proposed General Plan may strain law enforcement and create demand for expanded services and facilities.	Potentially Significant	Land Use	Policy #2.6.5	Less Than Significant
			Circulation	Policy #3.5.1	
				Programs #3.5.A and #3.5.F	
			Growth Management	Policies #4.5.1; #4.5.2; #4.5.3; #4.5.4; and #4.5.5	
Programs #4.5.A; #4.5.B; #4.5.C; and #4.5.D					
3.6-D	Growth and development associated with the proposed General Plan may strain schools and create demand for expanded services and facilities	Potentially Significant	Land Use	Policy #2.2.9	Less Than Significant
			Circulation	Program #3.2.C	
			Growth Management	Policies #4.3.5; #4.6.1; #4.6.2; #4.6.3; #4.6.4; #4.6.5; #4.6.6; #4.6.7; #4.6.8; #4.6.9; #4.6.10; and #4.6.11	
				Programs #4.5.B; #4.6.A; #4.6.B; #4.6.C; #4.6.D; #4.6.E; #4.6.F; #4.6.G; and #4.7.A	
			Parks & Recreation	Policies #7.1.10; #7.1.17; and #7.6.3	
Programs #7.1.L; #7.1.N; #7.2.B; #7.6.A; and #7.7.I					
3.6-E	Growth and development associated with the proposed General Plan may strain solid waste and recycling services and create demand for expanded services and facilities	Potentially Significant	Growth Management	Policies #4.7.1; #4.7.2; #4.7.3; #4.7.4; #4.7.5; #4.7.6; #4.7.7; #4.7.8; #4.7.9; and #4.7.10	Less Than Significant
				Programs #4.7.A; #4.7.B; #4.7.C; #4.7.D; #4.7.E; and #4.7.F	

Impact		Significance	Mitigation – Element and Policy/Program		Significance after Implementation
3.6-F	New urban development associated with the proposed General Plan may result in a cumulative effect on public services	Potentially Significant	<i>See Impacts 3.6-A, 3.6-B, 3.6-C, 3.6-D, and 3.6-E</i>		Less Than Significant
3.7-A	Development in accordance associated with the proposed General Plan may result in changes in absorption rates, drainage patterns, and the rate and amount of surface runoff within the Planning Area. This could expose people or property to water related hazards such as flooding	Potentially Significant	Land Use	Policies #2.6.2; #2.6.3; and #2.6.4	Less Than Significant
			Growth Management	Policies #4.10.1; #4.10.2; #4.10.3; #4.10.4; #4.10.5; #4.10.6; #4.10.7; #4.10.8; and #4.10.9	
				Programs #4.10.A; #4.10.B; #4.10.C; #4.10.D; #4.10.E; #4.10.F; #4.10.G; and #4.10.H	
			Open Space & Conservation	Policy #6.3.3	
				Program #6.3.G	
			Parks & Recreation	Policy #7.1.10	
				Program #7.1.L	
Health & Safety	Policies #8.2.1; #8.2.2; #8.2.3; #8.2.4; #8.2.5; #8.2.6; #8.2.7; #8.2.8; #8.2.9; #8.2.10; #8.2.11; #8.2.12; and #8.2.13				
	Programs #8.2.A; #8.2.B; #8.2.C; #8.2.D; #8.2.E; #8.2.F; and #8.2.G				
3.7-B	New development associated with the proposed General Plan may increase fire hazard in areas with flammable brush, grass, or trees	Potentially Significant	Land Use	Policy #2.6.5	Less Than Significant
			Circulation	Program #3.5.F	
			Growth Management	Policies #4.4.1; #4.4.2; #4.4.3; #4.4.4; #4.4.5; and #4.4.6	
				Programs #4.4.A; #4.4.B; #4.4.C; #4.4.D; #4.4.E; and #4.4.F	
			Parks & Recreation	Policy #7.5.10	
			Health & Safety	Policies #8.4.1; #8.4.2; #8.4.3; #8.4.4; and #8.4.5	
Programs #8.4.A; #8.4.B; and #8.4.C					

Impact		Significance	Mitigation – Element and Policy/Program		Significance after Implementation
3.7-C	New development associated with the proposed General Plan may result in degradations to emergency preparedness that may exceed the capabilities of existing programs	Less Than Significant	Circulation	Program #3.5.F	Less Than Significant
			Growth Management	Policy #4.4.4	
			Health & Safety	Policies #8.4.1; #8.4.2; #8.4.3; and #8.4.4	
				Programs #8.4.A and #8.4.C	
3.7-D	Development associated with the proposed General Plan may locate new industrial uses that involve hazardous material and wastes close to existing or proposed sensitive receptors	Potentially Significant	Land Use	Policies #2.2.3; #2.2.4; #2.2.13; #2.4.1; and #2.4.3	Less Than Significant
			Growth Management	Policies #4.4.5; #4.7.7; and #4.7.10	
				Program #4.7.E	
			Health & Safety	Policies #8.3.1; #8.3.2; #8.3.3; #8.3.4; and #8.3.5	
Programs #8.3.A and #8.3.B					
3.7-E	Development associated with the proposed General Plan in combination with other growth in east Contra Costa County may lead to potential cumulative impacts to health and safety	Potentially Significant	<i>See Impact 3.7-A, 3.7-B, 3.7-C, and 3.7-D</i>		Less Than Significant
3.8-A	Future development associated with the proposed General Plan may result in additional discharge into surface waters or other alteration of surface water quality in violation of Regional Water Quality Control Board standards or waste discharge requirements	Potentially Significant	Growth Management	Policies #4.8.1; #4.8.2; #4.8.3; #4.8.4; #4.8.5; #4.8.6; #4.8.7; #4.8.8; #4.8.9; #4.8.10; #4.8.11; #4.8.12; #4.8.13; and #4.10.2	Less Than Significant
				Programs #4.8.A; #4.8.B; #4.8.C; #4.8.D; and #4.9.E	
3.8-B	New development associated with the proposed General Plan may result in a substantial increase of construction-related erosion and sedimentation into surface waters	Potentially Significant	Growth Management	Policies #4.10.2; #4.10.4; #4.10.5; and #4.10.9	Less Than Significant
				Programs #4.10.A; #4.10.B; #4.10.D; #4.10.E; #4.10.F; #4.10.G; and #4.10.H	
			Open Space & Conservation	Programs #6.3.G and #6.3.H	

Impact		Significance	Mitigation – Element and Policy/Program		Significance after Implementation
(cont)			Health & Safety	Policies #8.2.1 and #8.2.9 Programs #8.2.A and #8.2.B	(cont)
3.8-C	New development under the proposed General Plan may generate wastewater flows that exceed the collection and treatment capacity of the existing wastewater treatment plant	Potentially Significant	Growth Management	Policies #4.8.10; #4.8.13; #4.9.1; #4.9.2; #4.9.3; and #4.9.4 Programs #4.9.A; #4.9.B; #4.9.C; #4.9.D; and #4.9.E	Less Than Significant
			Parks & Recreation	Program #7.1.P	
3.9-A	Approval of projects under the General Plan may reduce or destroy the habitat of species identified as sensitive, including species identified as endangered, candidate, and/or special status by the California Department of Fish and Game and U.S. Fish and Wildlife Service	Potentially Significant	Land Use	Policies #2.1.5; #2.6.6; and #2.6.7 Program #2.6.A	Less Than Significant
			Growth Management	Policy #4.10.6 Program #4.10.H	
			Open Space & Conservation	Policies #6.3.1; #6.3.2; #6.3.3; #6.3.4; #6.3.5; #6.3.6; #6.3.7; #6.6.1; #6.6.2; #6.6.3; and #6.6.4 Programs #6.3.A; #6.3.B; #6.3.E; #6.3.F; #6.3.G; #6.3.H; and #6.6.C	
			Parks & Recreation	Policies #7.2.7; #7.3.7; #7.3.10; #7.4.6; and #7.4.7	
3.9-B	Implementation of the proposed General Plan may result in loss of plant and wildlife habitat within the Planning Area	Potentially Significant	<i>See Impact 3.9-A</i>		Less Than Significant
3.9-C	Approval of projects under the updated General Plan may adversely affect movement and dispersal of wildlife and wildlife migration corridors	Potentially Significant	<i>See Impact 3.9-A</i>		Less Than Significant

Impact		Significance	Mitigation – Element and Policy/Program		Significance after Implementation
3.9-D	New development under the General Plan may result in the introduction and spread of non-native invasive plant species	Potentially Significant	<i>See Impact 3.9-A</i>		Less Than Significant
3.9-E	Development associated with the proposed General Plan may result in a significant loss of trees	Potentially Significant	Open Space & Conservation	Policy #6.3.5	Less Than Significant
				Programs #6.3.C and #6.3.D	
3.9-F	Development associated with the proposed General Plan may lead to the cumulative conversion and loss of plant and animal habitat	Potentially Significant	<i>See Impact 3.9-A</i>		Less Than Significant
3.10-A	Development associated with the proposed General Plan may lead to potential damage or loss of known historic, cultural, archaeological, or paleontological resources	Less than Significant	<i>No mitigation measures are required</i>		Less Than Significant
3.10-B	Development associated with the proposed General Plan could damage unknown historic, cultural, prehistoric, or archaeological resources in the Planning Area	Potentially Significant	Land Use	Policies #2.5.1; #2.5.2; #2.5.3; #2.5.4; #2.5.5; #2.8.4; and #2.8.11	Less Than Significant
				Programs #2.5.A and #2.5.B	
			Open Space & Conservation	Policies #6.4.1; #6.5.1; #6.5.2; #6.5.3; #6.5.4; 6.5.5; and #6.5.6	
				Programs #6.4.A; #6.5.A; #6.5.B; and #6.5.C	
3.10-C	Development associated with the proposed General Plan in combination with growth elsewhere in eastern Contra Costa County and the western San Joaquin Valley could result in cumulative loss to cultural resources	Potentially Significant	<i>See Impact 3.10-B</i>		Less Than Significant

Impact		Significance	Mitigation – Element and Policy/Program		Significance after Implementation
3.11-A	New development under the proposed General Plan will increase the demand for public water and may exceed available supply (during drought years) or distribution capacity	Potentially Significant	Growth Management	Policies #4.7.5; #4.8.1; #4.8.2; #4.8.4; #4.8.5; #4.8.6; #4.8.7; #4.8.8; #4.8.9; #4.8.10; #4.8.11; #4.8.12; #4.8.13; and 0.2; Programs #4.8.A; #4.8.B; #4.8.C; #4.8.D; and #4.9.E	Less Than Significant
			Parks & Recreation	Program #7.1.P	
3.11-B	New development associated with the proposed General Plan may result in exceeding utility service capabilities during peak periods	Potentially Significant	Growth Management	Policies #4.7.1 and #4.7.6	Less Than Significant
			Open Space & Conservation	Policy #6.2.1	
			Housing	Policy #10.2.7 Programs #10.2.C; #10.2.O; and #10.4.B	
3.12-A	Development associated with the proposed General Plan may place buildings on expansive soils, thus potentially causing structural damage or exposing people or structures to potential seismic events and related ground shaking	Potentially Significant	Health & Safety	Policies #8.1.1; #8.1.2; #8.1.3; #8.1.4; #8.1.5; #8.1.6; #8.1.7; #8.1.8; #8.1.9; #8.2.13; and #8.4.4 Programs #8.1.A; #8.1.B; #8.1.C; and #8.1.D	Less Than Significant
3.12-B	Development associated with the proposed General Plan may locate people and structures in areas with potential for liquefaction	Potentially Significant	<i>See Impact 3.12-A</i>		Less Than Significant
3.12-C	Redevelopment of sites along the Delta waterfront may subject greater population to liquefaction, tsunami, and other seismic hazards	Potentially Significant	<i>See Impact 3.12-A</i>		Less Than Significant
3.13-A	New development may increase traffic volumes along	Potentially Significant	Circulation	Policy #3.7.1 Program #3.7.A	Less Than Significant

Impact		Significance	Mitigation – Element and Policy/Program		Significance after Implementation
	existing roadways and introduce traffic along new roadways, thereby exposing residents to excessive roadside noise levels		Growth Management	Program #4.3.C	
			Noise	Policies #9.1.1; #9.1.5; #9.1.6; #9.1.7; and 9.2.1 Program #9.1.A	
3.13-B	The General Plan may potentially expose existing noise-sensitive uses to construction-related noise, and excessive levels of ground borne vibration and noise. Ambient noise levels near areas of new development may temporarily increase	Potentially Significant	Circulation	Policy #3.7.1	Less Than Significant
				Program #3.7.A	
			Noise	Policies #9.1.2 and #9.1.4	
				Program #9.1.A	
3.13-C	Implementation of the proposed Land Use Map would have the potential of locating noise generating, non-traffic sources close to sensitive land uses	Potentially Significant	Land Use	Policies #2.1.8; #2.2.4; #2.4.1; and #2.4.3	Less Than Significant
				Program #2.4.B	
			Growth Management	Program #4.3.C	
			Noise	Policies #9.1.1; #9.1.2; #9.1.3; #9.1.4; #9.1.7; #9.1.8; #9.1.9; #9.2.1; and #9.2.2 Program #9.1.A	

Appendix D-5

**City of Pittsburg General Plan EIR
Impacts and Mitigation Summary**

**Table 1.2-1
Summary of Impacts and Mitigation, Pittsburg General Plan Draft EIR**

	<i>Impact</i>	<i>Significance</i>	<i>Mitigation (General Plan Policy)</i>	<i>Significance after mitigation</i>
4.1	Land Use			
4.1-a	New urban development may be incompatible with adjacent, existing uses.	<i>Potentially significant</i>	<p>2-P-6 During development review, consider project compatibility with existing surrounding land uses. Ensure that sensitive uses—such as residences, schools, and parks—are not subject to hazardous or unhealthy conditions.</p> <p>2-P-12 Ensure that buffers – including landscaping, berms, parking areas, and storage facilities – are used to separate potentially incompatible activities.</p> <p>2-P-36 During project review, ensure that all industrial development along public streets and in areas adjacent to Downtown maintain at least a 25 foot wide landscaped buffer (using trees and shrubs for screening) along the street.</p> <p>2-P-38 Encourage the development of office and support uses along street frontages in the Northeast River subarea to buffer heavy industrial activities.</p> <p>2-P-50 Ensure that service commercial development along Solari Street provides adequate buffers (such as landscaping and parking areas along street frontage) to reduce conflicts with adjacent residential units.</p> <p>2-P-58 Ensure that the small business commercial center at the southern end of Railroad Avenue (at Buchanan Road) is compatible with the scale of surrounding uses.</p> <p>5-P-23 During development review, ensure that transitional buffer areas—such as landscaped berms, parking lots, and storage areas—are placed between new residential units and the BNSF railroad tracks along the southern edge of the West Tenth Street Neighborhoods.</p> <p>5-P-32 Require transitional buffers along the edges of new and redevelopment projects adjacent to the industrial uses east of Downtown. Such buffers may include a combination of landscaped berms, parking areas, pedestrian walkways, and storage facilities.</p>	<i>Less than significant</i>
4.1-b	Proposed land uses and policies under the General Plan may be inconsistent with land use designations and Urban Limit Line in the Contra Costa County General Plan.	<i>Less than significant</i>	2-P-1 Review the City’s Sphere of Influence (SOI) every 5 years. Ensure necessary annexation and SOI changes through coordination with the County and Local Agency Formation Commission (LAFCo), according to the 10- and 20-year annexation goals illustrated in Figure 2-2.	<i>Less than significant</i>

**Table I.2-1
Summary of Impacts and Mitigation, Pittsburg General Plan Draft EIR**

	<i>Impact</i>	<i>Significance</i>	<i>Mitigation (General Plan Policy)</i>	<i>Significance after mitigation</i>	
4.1-c	Reuse and intensification may result in the loss of existing businesses or displacement of residents.	<i>Potentially significant</i>	2-P-7	In the case of resident and/or business displacement due to redevelopment activities, provide tenants / property-owners with fair market values and moving costs.	<i>Less than significant</i>
4.2	<i>Community Character</i>				
4.2-a	Patterns of new development may promote stronger connections between schools, parks and creeks, commercial centers, and adjacent residential neighborhoods.	<i>Beneficial</i>	2-P-47	Ensure that as Loveridge builds out, adequate street connections are provided to efficiently move traffic through and beyond the area's regional and business centers (as designated by the City's traffic LOS standards, see <i>Chapter 7: Transportation</i>).	<i>Beneficial</i>
			2-P-49	Explore the feasibility of direct pedestrian connections across the BNSF Railroad between Central Addition and Columbia Park Manor neighborhoods.	
			2-P-53	Pursue the extension of the Railroad Avenue linear park along the north side of State Route 4, providing a pedestrian/bicycle connection from the City's major shopping corridor and to the Civic Center and City Park.	
			2-P-64	Work with Los Medanos College and the City of Antioch to undertake a study exploring the viability of a street connection between Leland and Buchanan Roads, along the eastern edge of the College at the border of the two cities.	
			2-P-66	Ensure that new residential development south of Buchanan provides both street and pedestrian connections to adjacent residential areas.	
			2-P-78	During the development of a specific plan for the proposed Railroad Avenue BART Station area, ensure that pedestrian and transit amenities are provided to connect West Leland residents with the Station area.	
			4-P-27	Ensure that all residential developers provide multi-use trails or trailheads connecting to local schools and parks, commercial centers, and regional open spaces.	
			4-P-38	Provide incentives to redevelop blighted commercial properties along Railroad Avenue. Encourage developers to provide pedestrian amenities and focus on connections between the street and surrounding properties. (<i>Railroad Avenue, State Route 4 to Buchanan Road</i>)	
			4-P-70	Ensure that all new business commercial employers provide safe and convenient pedestrian and bicycle connections to adjacent neighborhoods, the proposed BART Station, Delta De Anza Trail, Railroad Avenue Linear Park, and employment and activity centers. (<i>Railroad Avenue BART Station Area</i>)	

City of Pittsburg General Plan 2020: Draft Environmental Impact Report

**Table I.2-1
Summary of Impacts and Mitigation, Pittsburg General Plan Draft EIR**

<i>Impact</i>	<i>Significance</i>	<i>Mitigation (General Plan Policy)</i>	<i>Significance after mitigation</i>
		4-P-73 Pursue the development of a linear park along West Leland Road, connecting the Pittsburg/Bay Point BART Station Area to San Marco Village. (<i>San Marco Village</i>)	
		4-P-80 Ensure that new developments provide an integrated pattern of streets and pedestrian paths that provide connections between neighborhoods. As part of the City's Subdivision Regulations, establish street connectivity requirements.	
		5-P-33 During redevelopment of the West Tenth Street Neighborhoods, require that the grid street network and pedestrian connections are maintained.	
		5-P-41 Improve the pedestrian path along Marina Boulevard, connecting the Downtown core to the waterfront/marina area. Provide a wide path right-of-way, way-finding signage, landscaping, interpretive plaques, and street lighting.	
		7-P-37 Develop a series of continuous pedestrian systems within Downtown and residential neighborhoods, connecting major activity centers and trails with City and County open space areas.	
		7-P-38 Ensure that residential and commercial developments provide pedestrian pathways between lots for direct routes to commercial centers, schools, and transit facilities.	
		8-P-18 Encourage new residential development in hillside areas to develop public trails and/or trailheads providing connections to other regional and local open spaces.	
		8-P-33 Emphasize the integration of land uses and activities surrounding Los Medanos Community College. Encourage physical connections between the College and surrounding neighborhoods, commercial areas, and open space resources.	
4.2-b	<i>Potentially significant</i>	4-P-1 Require ridge setbacks for all new hillside development, including: <ul style="list-style-type: none"> a. Building pads located at least 100 feet away from the crest of a major ridgeline (measured horizontally from the centerline), as designated in Figure 4-3; and b. Structural elements of buildings, including rooflines and taller ancillary elements, located at least 100 ft below the crest of a major ridgeline, as designated in Figure 4-3. 	<i>Less than significant</i>
		4-P-2 As part of the development review process, require design review of proposed hillside development. Ensure that: <ul style="list-style-type: none"> a. Hillside development is clustered in small valleys and behind minor ridgelines, to preserve more prominent views of the southern hills; and b. Hillside streets are designed to allow open views by limiting the building of 	

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**Table I.2-1
Summary of Impacts and Mitigation, Pittsburg General Plan Draft EIR**

<i>Impact</i>	<i>Significance</i>	<i>Mitigation (General Plan Policy)</i>	<i>Significance after mitigation</i>	
		structures or planting of tall trees along the southern edge or terminus of streets.		
		4-P-9 Ensure that new hillside development preserves unique natural features by mapping all natural features as part of development applications, including landforms, mature tree stands, rock outcroppings, creekways, and ridgelines. During development and design review, ensure that site layout is sensitive to such mapped features.		
		4-P-15 Minimize the visual prominence of hillside development by taking advantage of existing site features for screening, such as tree clusters, depressions in topography, setback hillside plateau areas, and other natural features.		
		4-P-17 Encourage clustering of Hillside Low-Density units in the southern hills, with resulting pockets of open space adjacent to major ridgelines and hillside slopes. Allow density bonuses of 10 percent (maximum) for preservation of 40 percent or more of a project's site area as open space.		
		4-P-18 Allow flexible (for example, staggered) front and side building setbacks (including zero-lot-line and attached conditions) within clustered hillside residential areas if this allowance will protect an existing slope.		
		4-P-20 As part of the City's Hillside Development Standards, encourage architectural design that reflects the undulating forms of the hillside setting, such as "breaking" buildings and rooflines into several smaller components (see Figure 4-6).		
		4-P-25 Encourage developers to align and construct streets along natural grades. Minimize visibility of streets from other areas within the City (see Figure 4-7).		
4.2-c	New development may alter the visual character of the hillsides.	<i>Significant</i>	4-P-9 Ensure that new hillside development preserves unique natural features by mapping all natural features as part of development applications, including landforms, mature tree stands, rock outcroppings, creekways, and ridgelines. During development and design review, ensure that site layout is sensitive to such mapped features.	<i>Less than significant</i>
			4-P-11 Avoid grading of slopes that are greater than 30 percent. During review of development plans, ensure that necessary grading respects significant natural features and visually blends with adjacent properties.	
			4-P-14 Preserve natural creekways and drainage courses as close as possible to their natural location and appearance.	
			4-P-15 Minimize the visual prominence of hillside development by taking advantage of existing site features for screening, such as tree clusters, depressions in topography,	

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**Table I.2-1
Summary of Impacts and Mitigation, Pittsburg General Plan Draft EIR**

Impact	Significance	Mitigation (General Plan Policy)	Significance after mitigation
		setback hillside plateau areas, and other natural features.	
		4-P-17 Encourage clustering of Hillside Low-Density units in the southern hills, with resulting pockets of open space adjacent to major ridgelines and hillside slopes. Allow density bonuses of 10 percent (maximum) for preservation of 40 percent or more of a project’s site area as open space.	
		4-P-20 As part of the City’s Hillside Development Standards, encourage architectural design that reflects the undulating forms of the hillside setting, such as “breaking” buildings and rooflines into several smaller components (see Figure 4-6).	
		4-P-21 Building forms should be “stepped” to conform to site topography. Encourage use of rooftop terraces and decks atop lower stories.	
		4-P-22 During development review, ensure that residential rooflines are oriented in the same direction as the natural hillside slope and generally no more than 20 percent steeper than the natural slope contour.	
		4-P-25 Encourage developers to align and construct streets along natural grades. Minimize visibility of streets from other areas within the City (see Figure 4-7).	
4.2-d The General Plan may result in increased public access to the Suisun Bay waterfront from Downtown Commercial Core and local trails/linear parks.	<i>Beneficial</i>	5-P-18 Pursue the dedication of public open space during the redevelopment of infill sites within the Downtown, particularly adjacent to the waterfront area.	<i>Beneficial</i>
		5-P-25 Continue streetscape beautification efforts within the Downtown, focusing on improving the visual connection between the Commercial Core and the waterfront.	
		5-P-39 Pursue acquisition of the Railroad Avenue terminus by transferring existing private recreation facilities due west of the adjacent Medium Density Residential neighborhood. Redesign the public plaza to ensure that both visual and physical access from Downtown is achieved.	
		5-P-40 Encourage design of the Harbor Street terminus to provide an unobstructed view of New York Slough and a 30-ft wide promenade to the waterfront. This linear park/promenade should function as a public square, with buildings oriented toward it and pedestrian amenities leading from East Third Street to the shoreline.	
		5-P-41 Improve the pedestrian path along Marina Boulevard, connecting the Downtown core to the waterfront/marina area. Provide a wide path right-of-way, way-finding signage, landscaping, interpretive plaques, and street lighting.	
		5-P-48 Develop a bikeway along the Downtown waterfront from Central Harbor Park to the proposed Marine Commercial Center, adjacent to the proposed Marina Boule-	

**Table I.2-1
Summary of Impacts and Mitigation, Pittsburg General Plan Draft EIR**

<i>Impact</i>	<i>Significance</i>	<i>Mitigation (General Plan Policy)</i>	<i>Significance after mitigation</i>
		vard pedestrian path.	
4.2-e Increased residential densities and mixed-use development may be incongruous with existing Downtown character.	<i>Less than significant</i>	5-P-2 Emphasize Downtown as Pittsburg’s historic center, providing an identity and a sense of place for the entire city by establishing a focused revitalization strategy that integrates the initiatives of the Economic Development Strategy. 5-P-26 Encourage the repetition of key historical architectural features—such as windows and displays, cornice details, and roofline/pitch elements—in the redevelopment of commercial structures in Downtown. 5-P-28 Ensure that new construction and remodeling throughout Downtown (including the New York Landing Historical District) are reviewed for design compatibility by the Planning Commission and Historical Resources Commission. 5-P-33 During redevelopment of the West Tenth Street Neighborhoods, require that the grid street network and pedestrian connections be maintained. 5-P-35 Retain existing pedestrian-scale lampposts and amenities along sidewalks within Downtown. 5-P-38 Encourage developers to orient exterior design elements of Commercial Core structures toward pedestrians (for example: large display windows on street frontage; weather coverings over entryways), and extend the historical flavor of architectural features within the New York Landing Historical District to the intersection of Railroad Avenue and Tenth Street.	<i>Less than significant</i>
4.3 Transportation			
4.3-a New urban development may result in increased traffic exceeding Level of Service (LOS) standards for roadway segments and signalized intersections.	<i>Significant</i>	7-G-1 Adopt local intersection service level standards that conform to CCTA’s Growth Management requirements for Routes of Regional Significance at signalized intersections. Define intersections within Pittsburg city limits as being located in rural, semi-rural, suburban, urban, or central business district areas, as designated in Figure 7-2. <ul style="list-style-type: none"> • Rural—LOS low C (volume to capacity ratio 0.70 to 0.74) • Semi-Rural—LOS high C (volume to capacity ratio 0.75 to 0.79) • Suburban—LOS low D (volume to capacity ratio 0.80 to 0.84) • Urban—LOS high D (volume to capacity ratio 0.85 to 0.89) • Downtown—LOS high D (volume to capacity ratio 0.85 to 0.89) 7-P-6 Design roadway improvements and evaluate development proposals based on LOS	<i>Significant</i>

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**Table I.2-1
Summary of Impacts and Mitigation, Pittsburg General Plan Draft EIR**

<i>Impact</i>	<i>Significance</i>	<i>Mitigation (General Plan Policy)</i>	<i>Significance after mitigation</i>
		standards prescribed in Policy 7-G-1.	
		7-P-7 Implement Transportation Element improvements prior to deterioration in levels of service below those prescribed in Policy 7-G-1.	
		7-P-8 Improve intersections as needed to maintain safety on major roadways and traffic levels of service, as described in Policy 7-G-1.	
		7-P-11 Maximize the carrying capacity of arterial roadways by controlling the number of intersections and driveways, minimizing residential access, implementing Transportation Systems Management (TSM) measures, and requiring sufficient on-site parking to meet the needs of each project (see also Table 7-1).	
		7-P-12 Continue to collect fees, plan and design for the future construction of Buchanan Bypass following a feasibility and environmental impact study to determine the precise alignment, costs, mitigation measures, and impacts on adjacent uses.	
		7-P-14 Increase access to alternative north-south routes providing connection to State Route 4, other than Railroad Avenue.	
		7-P-15 Support Caltrans' planned improvements to the Railroad Avenue and Loveridge Road interchanges in conjunction with State Route 4 widening projects. Work with Federal, State and regional authorities to ensure timely completion of these projects needed to adequately serve local circulation needs.	
		7-P-16 Continue to collect fees for the extension of West Leland Road to Willow Pass Road. Require new development adjacent to the extension to dedicate right-of-way and construct or fund new intersections and frontage improvements.	
		7-P-17 Pursue the design and construction of an interchange/overpass at State Route 4 and Range Road. Work with Caltrans to design an interchange facility that will accommodate future traffic demands.	
4.3-b	<i>Potentially significant</i>	7-P-26 Require mitigation for development proposals which increase transit demand above the service levels provided by public transit operators and agencies.	<i>Less than significant</i>
		7-P-27 Support the expansion of the existing transit service area and an increase in the service levels of existing transit. Support increased Tri-Delta and County Connection express bus service to the Pittsburg/Bay Point BART Station to reduce traffic demand on State Route 4.	
		7-P-28 Encourage the extension of BART to Railroad Avenue within the median of State Route 4. Cooperate with BART and regional agencies to develop station area plans	

**Table I.2-1
Summary of Impacts and Mitigation, Pittsburg General Plan Draft EIR**

<i>Impact</i>	<i>Significance</i>	<i>Mitigation (General Plan Policy)</i>	<i>Significance after mitigation</i>
		and transit-oriented development patterns.	
		7-P-29 Preserve options for future transit use when designing improvements for roadways. Ensure that developers provide bus turnouts and/or shelters, where appropriate, as part of projects.	
		7-P-30 Work with Tri-Delta and planning area residents to plan for local bus routes that more effectively serve potential riders within local neighborhoods.	
4.3-c New urban development may create additional demand for pedestrian and bicycle connections and facilities.	<i>Potentially significant</i>	7-P-32 Require mitigation for development proposals which result in potential conflicts, or fail to provide adequate access, for pedestrians and bicycles.	<i>Less than significant</i>
		7-P-33 As part of development approval, ensure that safe and contiguous routes for pedestrians and bicyclists are provided within new development projects.	
		7-P-37 Develop a series of continuous pedestrian systems within Downtown and residential neighborhoods, connecting major activity centers and trails with City and County open space areas.	
		7-P-39 Ensure provision of sufficiently wide sidewalks and pedestrian paths in all new residential development. Ensure the provision of multi-use trails or trailheads within new hillside developments, preferably connecting to the regional trail network.	
		7-P-41 Modify the City’s Engineering Design Standards to require installation of median refuges at heavily used pedestrian crossings (minimum six feet wide) on arterial streets with four or more travel lanes, where roadway width allows.	
		7-P-42 Provide adequate roadway width dedications for bicycle lanes, paths, and routes as designated in Figure 7-4.	
		7-P-46 Develop a multi-use bicycle path (approx. 2.5 miles) along the abandoned railroad tracks north of Willow Pass Road, providing linkage between Downtown and the Stake Point/Marina area.	
		7-P-48 Pursue construction of a bicycle path connecting Railroad Avenue to North Parkside Drive through City Park. Include appropriate signage and storage facilities.	
		7-P-50 Consider redesigning the Railroad Avenue linear park to accommodate bicycles. Ensure that future greenways throughout the City—such as the proposed West Leland Road linear park—contain multi-use paths.	

4.4 Air Quality

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<i>Impact</i>	<i>Significance</i>	<i>Mitigation (General Plan Policy)</i>	<i>Significance after mitigation</i>	
4.4-a Development under the General Plan may lead to increased emissions of carbon monoxide, ozone precursors, and particulate matter, and degradation of local air quality.	<i>Potentially significant</i>	7-G-17	Encourage major employers to develop and implement transportation demand management (TDM) programs to reduce peak-period trip generation.	<i>Significant & unavoidable</i>
		7-P-51	Encourage major employers (for example: USS-POSCO, DOW Chemical, City of Pittsburg) to adopt TDM programs that would reduce peak-period trip generation by 15 percent or more.	
		7-P-52	Favor TDM programs that limit vehicle use over those that extend the commute hour.	
		7-P-53	During review of development plans, encourage major employers to establish designated carpool parking areas in preferable on-site locations (for example, under parking shelters or closest to main entryways).	
		9-P-25	Cooperate with the Bay Area Air Quality Management District (BAAQMD) to achieve emissions reductions for ozone and its precursor, PM-10, by implementation of air pollution control measures as required by State and Federal statutes.	
		9-P-29	Minimize emissions and air pollution from City operations by using alternative-fuel vehicles, as feasible.	
4.4-b The General Plan may be inconsistent with the 1997 Clean Air Plan.	<i>Significant</i>	7-P-23	Develop procedures and guidelines to mitigate neighborhood traffic impacts in areas where traffic speeds or volumes exceed posted speed limits or standards established above.	<i>Significant & unavoidable</i>
		7-P-29	Preserve options for future transit use when designing improvements for roadways. Ensure that developers provide bus turnouts and/or shelters, where appropriate, as part of projects.	
		7-P-31	Work with Tri-Delta and County Connection to schedule signal timing for arterials with heavy bus traffic, where air quality benefits can be demonstrated.	
		7-P-33	As part of development approval, ensure that safe and contiguous routes for pedestrians and bicyclists are provided within new development projects.	
		7-P-36	Designate a Bicycle and Pedestrian Program Manager for the City of Pittsburg.	
		7-P-37	Develop a series of continuous pedestrian systems within Downtown and residential neighborhoods, connecting major activity centers and trails with City and County open space areas.	
		7-P-39	Ensure provision of sufficiently wide sidewalks and pedestrian paths in all new residential development. Ensure the provision of multi-use trails or trailheads within	

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Summary of Impacts and Mitigation, Pittsburg General Plan Draft EIR**

<i>Impact</i>	<i>Significance</i>	<i>Mitigation (General Plan Policy)</i>	<i>Significance after mitigation</i>
		new hillside developments, preferably connecting to the regional trail network.	
		7-P-42 Provide adequate roadway width dedications for bicycle lanes, paths, and routes as designated in Figure 7-4.	
		7-P-43 Develop a city-wide Bicycle Master Plan by year 2005. Cooperate with the Contra Costa County RTPC in implementing construction of bicycle facilities within the Bicycle Action Plan.	
		7-P-44 During review of development projects, encourage bike storage and other alternative transportation facilities at employment sites, public facilities, and multi-family residential complexes.	
		7-P-51 Encourage major employers (for example: USS-POSCO, DOW Chemical, City of Pittsburg) to adopt TDM programs that would reduce peak-period trip generation by 15 percent or more.	
		7-P-54 Allow the reduction of transportation impact fees on new non-residential development commensurate with provision of TDM measures.	
4.4-c	<i>Potentially significant</i>	9-P-27 Adopt the standard construction dust abatement measures drafted by Bay Area Air Quality Management District (BAAQMD).	<i>Less than significant</i>
		10-P-5 Ensure the installation of fencing around construction sites to reduce wind velocity and soil transport at the sites.	
4.5 Parks, Open Space & Agricultural Resources			
4.5-a	<i>Potentially significant</i>	8-P-1 Maintain a neighborhood and community park standard of 5 acres of public parkland per 1,000 residents.	<i>Less than significant</i>
		8-P-2 Pursue the development of park and recreation facilities within one-half mile of all homes.	
		8-P-3 Develop public parks and recreational facilities that are equitably distributed throughout the urbanized area, and provide neighborhood recreation facilities in existing neighborhoods where such facilities are presently lacking.	
		8-P-5 Maintain park and recreation facility standards for new development to serve both residents and employees, attainable through dedication of parkland or payment of in-lieu fees.	
		8-P-10 Encourage dedication of fully developed parks rather than in-lieu fees. When in-lieu	

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<i>Impact</i>	<i>Significance</i>	<i>Mitigation (General Plan Policy)</i>	<i>Significance after mitigation</i>
		fees are collected, ensure that they are spent acquiring and developing new park sites within a reasonable amount of time.	
		8-P-11 Ensure that all parks acquired through dedication are at least 2 acres in size within new residential developments (target 5 acres). Accept smaller visual open space areas in new commercial and industrial development for parkland dedications.	
		8-P-12 Limit parkland dedications to flat, usable parcels within new residential neighborhoods. Ensure that such park sites provide open, grassy areas for informal recreational play (such as football or soccer).	
4.5-b	New residential development in the southern hillsides may reduce visual and passive recreational access to surrounding open space areas.	<i>Potentially significant</i>	
		4-P-15 Minimize the visual prominence of hillside development by taking advantage of existing site features for screening, such as tree clusters, depressions in topography, setback hillside plateau areas, and other natural features.	<i>Less than significant</i>
		4-P-17 Encourage clustering of Hillside Low-Density units in the southern hills, with resulting pockets of open space adjacent to major ridgelines and hillside slopes. Allow density bonuses of 10 percent (maximum) for preservation of 40 percent or more of a project's site area as open space.	
		4-P-27 Ensure that all residential developers provide multi-use trails or trailheads connecting to local schools and parks, commercial centers, and regional open spaces.	
		8-P-15 Cooperate with regional agencies to develop a "Bay to Black Diamond" trail through the City, providing a diversity of passive recreational opportunities and unique vistas.	
		8-P-17 Pursue the development and extension of local and regional trails throughout the Planning Area by utilizing available public utility rights-of-ways including: <ul style="list-style-type: none"> • <i>Kirker Creek.</i> The Kirker Creek easement could be developed as a creekside trail, connecting other trails and open spaces throughout the City with the hiking trails in the Black Diamond Mines Regional Preserve. • <i>Contra Costa Canal.</i> The Contra Costa Canal provides a meandering right-of-way throughout the southern portion of Pittsburg. A trail along this right-of-way could link several neighborhoods with the Railroad Avenue commercial corridor. • <i>PG&E Utility ROW.</i> PG&E holds a right-of-way for the power/utility lines that run north-south from the southern hills to the power plant on the waterfront, an ideal corridor for public access. 	

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<i>Impact</i>	<i>Significance</i>	<i>Mitigation (General Plan Policy)</i>	<i>Significance after mitigation</i>
4.5-c Expansion of residential development into the southern hills may result in loss of prime farmland, or farmland of statewide or local importance.	<i>Less than significant</i>	8-P-18 Encourage new residential development in hillside areas to develop public trails and/or trailheads providing connections to other regional and local open spaces.	<i>Less than significant</i>
		8-P-19 Preserve land under Williamson Act contract in agriculture, consistent with State law, until urban services are available and expansion of development would occur in an orderly and contiguous fashion.	
		9-P-5 Work with Contra Costa County, the East Bay Regional Park District, and the City of Antioch, to expand the regional open-space system in the southern hills to preserve California annual grasslands habitat.	
		9-P-7 During the design of hillside residential projects, encourage clustering of housing to preserve large, unbroken blocks of open space, particularly within sensitive habitat areas. Encourage the provision of wildlife corridors to ensure the integrity of habitat linkages.	
4.6 Public Schools			
4.6-a New residential development in the Planning Area may generate additional student enrollment that would need to be accommodated by Mount Diablo Unified School District.	<i>Potentially significant</i>	8-P-29 Work with Mount Diablo Unified School District to ensure that the timing of school construction and/or expansion is coordinated with phasing of new residential development.	<i>Less than significant</i>
		8-P-31 As part of development review for large residential subdivisions (greater than 100 units), evaluate the need for new school sites. If needed, encourage subdivision design to accommodate school facilities and cooperate with the school districts in acquisition of those sites.	
4.6-b New development may generate additional high school student enrollment beyond current capacity.	<i>Potentially significant</i>	2-P-98 Support efforts by Mount Diablo Unified School District to establish a public high school in Bay Point.	<i>Less than significant</i>
		8-P-30 Designate adequate land area within MDUSD boundaries for the construction of a new high school facility.	
4.7 Fire Safety & Emergency			
4.7-a New development in the hill-sides may be exposed to the risk of wildland and urban-interface fire hazards.	<i>Potentially significant</i>	2-P-24 Ensure that new hillside development utilizes fire-resistant building materials, per the Uniform Building Code. Require that all residential units adjacent to open slopes maintain a 30-ft setback with fire-resistant landscaping.	<i>Less than significant</i>
		2-P-25 Minimize single-access residential neighborhoods in the hills; maximize access for fire and emergency response personnel.	
		11-P-5 Work with Contra Costa Water District in planning the development of new pres-	

**Table I.2-1
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<i>Impact</i>	<i>Significance</i>	<i>Mitigation (General Plan Policy)</i>	<i>Significance after mitigation</i>	
		sure zones as needed to ensure adequate fire flows in hillside areas.		
		11-P-22 Amend the subdivision regulations to include a requirement for detailed fire prevention and control, including community firebreaks, for projects in high and extreme hazard areas.		
		11-P-23 Review and amend ordinances that regulate development in potentially hazardous locations to require adequate protection, such as fire-resistant roofing, building materials, and landscaping.		
		11-P-24 Cooperate with Contra Costa County Fire Protection District (CCCYPD) to ensure that all new development is constructed within the 1.5-mile response radii from a fire station.		
4.7-b	Some new development in the southern hills may not be accessible by fire personnel within established response times.	<i>Potentially significant</i>	2-P-25 Minimize single-access residential neighborhoods in the hills; maximize access for fire and emergency response personnel.	<i>Less than significant</i>
		11-P-24 Cooperate with Contra Costa County Fire Protection District (CCCYPD) to ensure that all new development is constructed within the 1.5-mile response radii from a fire station.		
		11-P-26 Cooperate with CCCYPD in obtaining a site for a new fire station (or replacement for Station 86) south of State Route 4 and west of Bailey Road.		
4.8	Water, Wastewater & Solid Waste			
4.8-a	New development may increase demand for water, which may exceed the City's existing distribution and treatment capacities.	<i>Potentially significant</i>	11-P-2 Implement, as needed, replacements and/or expansions to the existing system of water mains through the City's Capital Improvement Program.	<i>Less than significant</i>
		11-P-4 Work with CCWD to develop a program ensuring adequate provision of raw water supplies during potential emergency water demands.		
		11-P-8 Develop and implement a Recycled Water Ordinance, requiring the installation and use of recycled water supplies from the new DDSD Reclamation Plant.		
4.8-b	New development may generate wastewater flows that exceed collection and treatment capacities available through the City and DDSD.	<i>Potentially significant</i>	11-P-9 Work with Delta Diablo Sanitation District (DDSD) in planning the expansion of the wastewater treatment plant.	<i>Less than significant</i>
		11-P-10 Pursue replacement and/or expansion of the City's trunk sewer system, as demand increases, particularly in newer portions of the system south of State Route 4.		
		11-P-13 Work with Delta Diablo Sanitation District (DDSD) to promote the use of recycled water for irrigation of large planted areas, such as business/industrial campus projects, City parks, and street medians.		

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<i>Impact</i>	<i>Significance</i>	<i>Mitigation (General Plan Policy)</i>	<i>Significance after mitigation</i>
4.8-c New development may generate additional solid waste, as well as demand for recycling and composting services, that may exceed existing disposal capacities.	<i>Potentially significant</i>	11-P-18 Work with Pittsburg Disposal Services to increase participation in curbside recycling programs for residential neighborhoods.	<i>Less than significant</i>
		11-P-19 Promote the importance of recycling industrial and construction wastes.	
		11-P-21 Encourage builders to incorporate interior and exterior storage areas for recyclables into new or remodeled residential, commercial, and industrial structures.	
4.9 Biological Resources			
4.9-a Expansion of urban land uses under the General Plan may result in loss of sensitive habitat areas.	<i>Potentially significant</i>	9-P-1 Cooperate with State and federal agencies to ensure that development does not substantially affect special status species, as listed in Table 9-1. Conduct assessments of biological resources prior to approval of development within 300 feet of creekways, wetlands, or habitat areas of identified special status species, as depicted in Figure 9-1.	<i>Less than significant</i>
		9-P-2 Establish an on-going program to remove and prevent the re-establishment of invasive species and restore native species as part of development approvals on sites that include ecologically sensitive habitat.	
		9-P-5 Work with Contra Costa County, the East Bay Regional Park District, and the City of Antioch, to expand the regional open-space system in the southern hills to preserve California annual grasslands habitat.	
		9-P-7 During the design of hillside residential projects, encourage clustering of housing to preserve large, unbroken blocks of open space, particularly within sensitive habitat areas. Encourage the provision of wildlife corridors to ensure the integrity of habitat linkages.	
		9-P-9 Establish creek protection areas along riparian corridors, extending a minimum of 50 feet laterally from the tops of streambanks. Setback buffers for habitat areas of identified special status species and wetlands may be expanded to 150 feet, as needed to preserve ecological resources. No development should occur within these buffer areas, except as part of greenway enhancement (for example, trails and bikeways).	
		9-P-11 Ensure that special-status species and sensitive habitat areas are preserved during redevelopment and intensification of industrial properties along the Suisun Bay waterfront. Limit dredging and filling of wetlands and marshlands, particularly adjacent to Browns Island Preserve.	

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Summary of Impacts and Mitigation, Pittsburg General Plan Draft EIR**

<i>Impact</i>	<i>Significance</i>	<i>Mitigation (General Plan Policy)</i>	<i>Significance after mitigation</i>
4.9-b Redevelopment and expansion of marine commercial and industrial uses along the Suisun Bay/Delta shoreline may result in degradation of wetlands habitat.	<i>Potentially significant</i>	9-P-1 Cooperate with State and federal agencies to ensure that development does not substantially affect special status species, as listed in Table 9-1. Conduct assessments of biological resources prior to approval of development within 300 feet of creekways, wetlands, or habitat areas of identified special status species, as depicted in Figure 9-1.	<i>Less than significant</i>
		9-P-10 Protect and restore threatened natural resources, such as estuaries, tidal zones, marine life, wetlands, and waterfowl habitat.	
		9-P-11 Ensure that special-status species and sensitive habitat areas are preserved during redevelopment and intensification of industrial properties along the Suisun Bay waterfront. Limit dredging and filling of wetlands and marshlands, particularly adjacent to Browns Island Preserve.	
		9-P-12 Work with industrial property-owners along the waterfront to improve urban runoff and water quality levels within Suisun Bay wetlands.	
4.9-c New development may result in the introduction and spread of non-native invasive plant species.	<i>Potentially significant</i>	9-P-2 Establish an on-going program to remove and prevent the re-establishment of invasive species and restore native species as part of development approvals on sites that include ecologically sensitive habitat.	<i>Less than significant</i>
		9-P-3 Participate in the development of a regional Habitat Conservation Plan (HCP) for preservation of native species throughout Contra Costa County.	
		9-P-8 As a condition of approval of new development, ensure revegetation of cut-and-fill slopes with native plant species.	
4.10 Historical & Cultural Resources			
4.10-a Redevelopment within Downtown may adversely affect identified historic resources within New York Landing Historical District.	<i>Potentially significant</i>	5-P-26 Encourage the repetition of key historical architectural features—such as windows and displays, cornice details, and roofline/pitch elements—in the redevelopment of commercial structures in Downtown.	<i>Less than significant</i>
		5-P-27 Continue the preservation, rehabilitation, and reuse of historically significant structures within the Downtown (as designated in Figure 5-8).	
		5-P-28 Ensure that new construction and remodeling throughout Downtown (including the New York Landing Historical District) are reviewed for design compatibility by the Planning Commission and Historical Resources Commission.	
		9-P-31 Encourage the preservation of varied architectural styles that reflect the cultural, industrial, social, economic, political and architectural phases of the City’s history.	

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<i>Impact</i>	<i>Significance</i>	<i>Mitigation (General Plan Policy)</i>	<i>Significance after mitigation</i>		
4.10-b	Excavation and construction associated with future development in the City may disrupt an unidentified prehistoric or archeological site	<i>Potentially significant</i>	9-P-32	Expand the role of the City’s Historical Resources Commission, currently responsible for only the New York Landing Historical District, to include all historical resources. The Commission should be responsible for designating historical resources, working with the Planning Commission on reviewing development proposals for historical sites, and acting as the community’s liaison on these issues.	<i>Less than significant</i>
			9-P-34	Redefine the New York Landing Historical District to designate and preserve historical structures not currently located within the district boundaries.	
			9-P-36	Ensure the protection of known archaeological resources in the city by acquiring a records review for any development proposed in areas of known resources. If such resources are found, limit urban development in the vicinity or account for the resources.	
			9-P-37	In accordance with State law, ensure the preparation of a resource mitigation plan and monitoring program by a qualified archaeologist in the event that archaeological resources are uncovered.	
			9-P-38	If archeological resources are found during ground-breaking for new urban development, halt construction immediately and conduct an archeological investigation to collect all valuable remnants.	
4.11 Hazardous Materials					
4.11-a	Land use distribution may result in location of additional industrial and other facilities with potential for generating hazardous wastes or spills.	<i>Potentially significant</i>	5-P-32	Require transitional buffers along the edges of new and redevelopment projects adjacent to the industrial uses east of Downtown. Such buffers may include a combination of landscaped berms, parking areas, pedestrian walkways, and storage facilities.	<i>Less than significant</i>
			10-P-31	Cooperate with other public agencies in the formation of a hazardous-materials team, consisting of specially-trained personnel from all East County public safety agencies, to address the reduction, safe transport, and clean-up of hazardous materials.	
			10-P-32	Designate and map brownfield sites to educate future landowners about contamination from previous uses. Work directly with willing landowners in the clean-up of brownfield sites, particularly in areas with redevelopment potential.	
			10-P-33	Prevent the spread of hazardous leaks and spills from industrial facilities to residential neighborhoods and community focal points, such as Downtown.	

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4.11-b Expansion of urban land uses and regional roadways may increase exposure to hazardous materials, wastes, and potential spill incidents during transport.	<i>Potentially significant</i>	10-P-31 Cooperate with other public agencies in the formation of a hazardous-materials team, consisting of specially-trained personnel from all East County public safety agencies, to address the reduction, safe transport, and clean-up of hazardous materials.	<i>Less than significant</i>
		10-P-34 Identify appropriate regional and local routes for transport of hazardous materials and wastes. Ensure that fire and emergency personnel are easily accessible for response to spill incidences on such routes.	
4.12 Geology, Soils & Seismic Hazards			
4.12-a New development in the Planning Area may expose residents to landslide, soil slump, and other geologic hazards.	<i>Potentially significant</i>	10-P-1 Ensure preparation of a soils report by a City-approved engineer or geologist in areas identified as having geological hazards in Figure 10-1, as part of development review.	<i>Less than significant</i>
		10-P-2 Limit future development from occurring on slopes greater than 30% (as designated in Figure 10-1).	
		10-P-3 Regulate the grading and development of hillside areas for new urban land uses. Ensure that such new uses are constructed to reduce erosion and landsliding hazards: <ul style="list-style-type: none"> • Limit cut slopes to 3:1, except where an engineering geologist can establish that a steeper slope would perform satisfactorily over the long term. • Encourage use of retaining walls or rock-filled crib walls as an alternative to high cut slopes. • Ensure revegetation of cut-and-fill slopes to control erosion. • Ensure blending of cut-and-fill slopes within existing contours, and provision of horizontal variation, in order to mitigate the artificial appearance of engineered slopes. 	
		10-P-8 During development review, ensure that new development on unstable slopes (as designated in Figure 10-1) is designed to avoid potential soil creep and debris flow hazards. Avoid concentrating runoff within swales and gullies, particularly where cut-and-fill has occurred.	
		10-P-9 Ensure geotechnical studies prior to development approval in geologic hazard areas, as shown in Figure 10-1. Contract comprehensive geologic and engineering studies of critical structures regardless of location.	

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<i>Impact</i>	<i>Significance</i>	<i>Mitigation (General Plan Policy)</i>	<i>Significance after mitigation</i>
		10-P-11 Form geological hazard abatement districts (GHADs) prior to development approval in unstable hillside areas (as designated in Figure 10-1) to ensure that geotechnical mitigation measures are maintained over the long-term, and that financial risks are equitably shared among owners and not borne by the City.	
		10-P-13 During rehabilitation and redevelopment of industrial properties along the Suisun Bay waterfront, ensure that geotechnical mitigation measures are used to prevent collapse of structures in the event that liquefaction occurs.	
		10-P-14 Review and amend City ordinances, including the Building Code, that regulate development in potentially hazardous locations to ensure adequate protection from geologic hazards.	
4.12-b Redevelopment of sites along the Suisun Bay waterfront may subject greater population to liquefaction, tsunami, and other seismic hazards.	<i>Potentially significant</i>	10-P-1 Ensure preparation of a soils report by a City-approved engineer or geologist in areas identified as having geological hazards in Figure 10-1, as part of development review.	<i>Less than significant</i>
		10-P-9 Ensure geotechnical studies prior to development approval in geologic hazard areas, as shown in Figure 10-1. Contract comprehensive geologic and engineering studies of critical structures regardless of location.	
		10-P-13 During rehabilitation and redevelopment of industrial properties along the Suisun Bay waterfront, ensure that geotechnical mitigation measures are used to prevent collapse of structures in the event that liquefaction occurs.	
		10-P-17 Ensure detailed analysis and mitigation of seismic hazard risk for new development in unstable slope or potential liquefaction areas (as designated in Figure 10-1). Limit the location of critical facilities, such as hospitals, schools, and police stations, in such areas.	
4.12-c Development on new and infill sites may subject greater population to ground shaking and other seismic hazards.	<i>Potentially significant</i>	10-P-9 Ensure geotechnical studies prior to development approval in geologic hazard areas, as shown in Figure 10-1. Contract comprehensive geologic and engineering studies of critical structures regardless of location.	<i>Less than significant</i>
		10-P-15 Develop standards for adequate setbacks from potentially active fault traces (as designated in Figure 10-2) for structures intended for human occupancy. Allow roads to be built over potentially active faults only where alternatives are impractical.	
		10-P-16 Ensure compliance with the current Uniform Building Code during development review. Explore programs that would build incentives to retrofit unreinforced ma-	

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<i>Impact</i>	<i>Significance</i>	<i>Mitigation (General Plan Policy)</i>	<i>Significance after mitigation</i>
		sonry buildings.	
		10-P-17 Ensure detailed analysis and mitigation of seismic hazard risk for new development in unstable slope or potential liquefaction areas (as designated in Figure 10-1). Limit the location of critical facilities, such as hospitals, schools, and police stations, in such areas.	
4.13 Drainage, Flooding & Water Quality			
4.13-a	Land use distribution may result in exposure of new residents near creeks and drainage channels to flooding hazards.	<i>Potentially significant</i>	
		9-P-14 Establish development standards for new construction adjacent to riparian zones to reduce sedimentation and flooding. Standards should include: <ul style="list-style-type: none"> Requirements that low berms or other temporary structures such as protection fences be built between a construction site and riparian corridor to preclude sheet-flooding stormwater from entering the corridors during the construction period. Requirements for installation of storm sewers before construction occurs to collect stormwater runoff during construction 	<i>Less than significant</i>
		9-P-15 To prevent additional flood hazards in the Kirker Creek watershed, ensure that new development minimizes paved areas, retaining large blocks of undisturbed, naturally vegetated habitat to allow for water infiltration.	
		10-P-18 Evaluate storm drainage needs for each development project in the context of demand and capacity when the drainage area is fully developed. Ensure drainage improvements or other mitigation of the project's impacts on the storm drainage system appropriate to the project's share of the cumulative effect.	
		10-P-19 Assure through the Master Drainage Plan and development ordinances that proposed new development adequately provides for on-site and downstream mitigation of potential flood hazards.	
		10-P-21 Encourage the formation of flood control assessment districts for those areas within the 100- and 500-year flood plains (as designated in Figure 10-3). Encourage new hillside developments to form flood control assessment districts to accommodate runoff and minimize downstream flooding, if determined necessary.	
		10-P-22 Ensure that pad elevations on newly constructed habitable buildings are one foot above the 100-year floodplain, as determined by FEMA.	
		10-P-24 Allow the construction of detention basins as mitigation in new developments. Ensure that detention basins located in residential neighborhoods, schools, or child-	

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		care facilities are surrounded by a gated enclosure, or protected by other safety measures.	
		10-P-25 Develop and adopt regulations to control development along open channels and creeks, consistent with the County’s Subdivision Code, Title 9. Ensure adequate minimum setbacks to reduce potential damage from storm flooding and protect riparian habitat.	
		10-P-26 Reduce the risk of localized and downstream flooding and runoff through the use of high infiltration measures, including the maximization of permeable landscape.	
		10-P-30 Encourage residential development to install post-construction Best Management Practices (BMPs) to minimize runoff from the site to the storm drain system (for example, using permeable surfaces for parking lots, sidewalks, and bike paths, or using roof runoff as irrigation).	
4.13-b New urban land uses may result in increased non-point-source pollutant levels in stormwater runoff and the regional drainage system.	<i>Potentially significant</i>	9-P-9 Establish creek protection areas along riparian corridors, extending a minimum of 50 feet laterally from the tops of streambanks. Setback buffers for habitat areas of identified special status species and wetlands may be expanded to 150 feet, as needed to preserve ecological resources. No development should occur within these buffer areas, except as part of greenway enhancement (for example, trails and bikeways).	<i>Less than significant</i>
		9-P-18 Continue working with the Regional Water Quality Control Board in the implementation of the National Pollutant Discharge Elimination System (NPDES), with specific requirements established in each NPDES permit.	
		9-P-19 Require new urban development to use Best Management Practices (BMPs) to minimize creek bank instability, runoff of construction sediment, and flooding.	
		9-P-21 Encourage rehabilitation and revegetation of riparian corridors and wetlands throughout the City to contribute to bioremediation and improved water quality.	
		9-P-23 Protect water quality by reducing non-point sources of pollution and the dumping of debris in and near waterways and storm drains. Continue use and implementation of the City’s storm drain marking program in newly developed or redeveloped areas.	

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<i>Impact</i>	<i>Significance</i>	<i>Mitigation (General Plan Policy)</i>	<i>Significance after mitigation</i>
4.13-c New urban development may increase the amount of storm-water runoff, increasing downstream flooding in Kirker and Lawlor Creeks.	<i>Potentially significant</i>	<p>9-P-13 As part of development plans, require evaluation and implementation of appropriate measures for creek bank stabilization, as well as necessary Best Management Practices (BMPs) to reduce erosion and sedimentation. However, preserve natural creek channels and riparian habitat as best possible.</p> <p>9-P-14 Establish development standards for new construction adjacent to riparian zones to reduce sedimentation and flooding. Standards should include:</p> <ul style="list-style-type: none"> • Requirements that low berms or other temporary structures such as protection fences be built between a construction site and riparian corridor to preclude sheet-flooding stormwater from entering the corridors during the construction period. • Requirements for installation of storm sewers before construction occurs to collect stormwater runoff during construction. <p>9-P-15 To prevent additional flood hazards in the Kirker Creek watershed, ensure that new development minimizes paved areas, retaining large blocks of undisturbed, naturally vegetated habitat to allow for water infiltration.</p> <p>10-P-18 Evaluate storm drainage needs for each development project in the context of demand and capacity when the drainage area is fully developed. Ensure drainage improvements or other mitigation of the project’s impacts on the storm drainage system appropriate to the project’s share of the cumulative effect.</p> <p>10-P-21 Encourage the formation of flood control assessment districts for those areas within the 100- and 500-year flood plains (as designated in Figure 10-3). Encourage new hillside developments to form flood control assessment districts to accommodate runoff and minimize downstream flooding, if determined necessary.</p> <p>10-P-22 Ensure that pad elevations on newly constructed habitable buildings are one foot above the 100-year floodplain, as determined by FEMA.</p> <p>10-P-23 All new development (residential, commercial, or industrial) should contribute to the construction of drainage improvements in the Kirker Creek and other watersheds in the Planning Area.</p> <p>10-P-25 Develop and adopt regulations to control development along open channels and creeks, consistent with the County’s Subdivision Code, Title 9. Ensure adequate minimum setbacks to reduce potential damage from storm flooding and protect riparian habitat.</p>	<i>Less than significant</i>

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<i>Impact</i>	<i>Significance</i>	<i>Mitigation (General Plan Policy)</i>	<i>Significance after mitigation</i>
4.13-d New development projects may induce construction-related erosion, sedimentation, and accumulation of debris.	<i>Potentially significant</i>	10-P-26 Reduce the risk of localized and downstream flooding and runoff through the use of high infiltration measures, including the maximization of permeable landscape.	<i>Less than significant</i>
		9-P-13 As part of development plans, require evaluation and implementation of appropriate measures for creek bank stabilization, as well as necessary Best Management Practices (BMPs) to reduce erosion and sedimentation. However, preserve natural creek channels and riparian habitat as best possible.	
		9-P-14 Establish development standards for new construction adjacent to riparian zones to reduce sedimentation and flooding. Standards should include: <ul style="list-style-type: none"> • Requirements that low berms or other temporary structures such as protection fences be built between a construction site and riparian corridor to preclude sheet-flooding stormwater from entering the corridors during the construction period. • Requirements for installation of storm sewers before construction occurs to collect stormwater runoff during construction. 	
		9-P-19 Require new urban development to use Best Management Practices (BMPs) to minimize creek bank instability, runoff of construction sediment, and flooding.	
		9-P-20 Reduce sedimentation and erosion of waterways by minimizing site disturbance and vegetation removal along creek corridors.	
		10-P-8 During development review, ensure that new development on unstable slopes (as designated in Figure 10-1) is designed to avoid potential soil creep and debris flow hazards. Avoid concentrating runoff within swales and gullies, particularly where cut-and-fill has occurred.	
		10-P-27 Adopt practices for development and construction on sites where the erosion potential is moderate to severe.	
		10-P-29 Ensure that all development projects build on-site retention basins during initial site preparation to store run-off water generated by construction activities.	
4.14 Noise			
4.14-a New development may increase traffic volumes along existing roadways and introduce traffic along new roadways, thereby exposing residents to roadside	<i>Potentially significant</i>	12-P-2 Work with Caltrans to provide sound walls designed to reduce noise by 10 dB in residential areas along State Route 4.	<i>Significant & unavoidable</i>
		12-P-3 Support implementation of State legislation that requires reduction of noise from motorcycles, automobiles, trucks, and aircraft.	

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exposing residents to roadside noise levels in excess of 60 dB Ldn.		12-P-4 Require noise attenuation programs for new development exposed to noise above normally acceptable levels. Encourage noise attenuation programs that avoid visible sound walls.	
		12-P-6 Ensure that new noise-sensitive uses, including schools, hospitals, churches, and homes, in areas near roadways identified as impacting sensitive receptors by producing noise levels greater than 65 dB CNEL (Figure 12-1), incorporate mitigation measures to ensure that interior noise levels do not exceed 45 dB CNEL.	
		12-P-7 Require the control of noise at the source through site design, building design, landscaping, hours of operation, and other techniques, for new development deemed to be noise generators.	
4.14-b Land use distribution may expose homes and other noise-sensitive uses to high noise levels.	<i>Potentially significant</i>	12-P-5 Require that applicants for new noise-sensitive development, such as schools, residences, and hospitals, in areas subject to noise generators producing noise levels greater than 65 dB CNEL obtain the services of a professional acoustical engineer to provide a technical analysis and design of mitigation measures.	<i>Less than significant</i>
		12-P-6 Ensure that new noise-sensitive uses, including schools, hospitals, churches, and homes, in areas near roadways identified as impacting sensitive receptors by producing noise levels greater than 65 dB CNEL (Figure 12-1), incorporate mitigation measures to ensure that interior noise levels do not exceed 45 dB CNEL.	
		12-P-7 Require the control of noise at the source through site design, building design, landscaping, hours of operation, and other techniques, for new development deemed to be noise generators.	
		12-P-8 Develop noise attenuation programs for mitigation of noise adjacent to existing residential areas, including such measures as wider setbacks, intense landscaping, double-pane windows, and building orientation muffling the noise source.	
4.14-c Existing noise-sensitive uses may be exposed to construction-related noise.	<i>Potentially significant</i>	12-P-9 Limit generation of loud noises on construction sites adjacent to existing development to normal business hours between 8am and 5pm.	<i>Less than significant</i>
4.15 Cable, Telephone & Energy			
4.15-a Intensification and expansion of land uses in the City may result in new energy requirements.	<i>Potentially significant</i>	2-P-18 Revise the City's Subdivision Ordinance to include provisions for solar access and other energy-saving devices. Revise the City's Zoning Ordinance to require undergrounding of utility service/transformer boxes in new residential subdivisions.	<i>Less than significant</i>