EXECUTIVE SUMMARY

1.1 - Purpose

This Recirculated Draft Environmental Impact Report (R-DEIR) is prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the Tassajara Parks Project (State Clearinghouse No. 2014052089). This document is prepared in conformance with CEQA (California Public Resources Code, Section 21000, et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000, et seq.).

The purpose of this R-DEIR is to inform decision makers, representatives of affected and responsible agencies, the public, and other interested parties of the potential environmental effects that may result from implementation of the Project. This R-DEIR describes potential impacts relating to a wide variety of environmental issues and methods by which these impacts can be feasibly mitigated or avoided.

1.2 - Project Summary

1.2.1 - Project Location

The proposed Tassajara Parks Project (Project) is situated on approximately 771 acres of land on two sites located in the Tassajara Valley area of unincorporated Contra Costa County. The land on which the Project would be located is east of the City of San Ramon and Town of Danville and outside of and adjacent to the Contra Costa County Urban Limit Line (ULL).

Approximately 155 acres of the above-referenced land is commonly known as the Northern Site, while the remaining approximately 616 acres is commonly known as the Southern Site. The Northern Site and Southern Site are located less than 0.5 mile apart and are separated by intervening properties along Camino Tassajara Road. For purposes of this EIR, the Northern Site and the Southern Site are collectively referred to herein as the Project Site.

1.2.2 - Project Description Summary

The Project would consist of 125 single-family residences on a semi-flat, 30-acre portion of the Northern Site (Residential Development Area). In addition, two trail staging areas and trail heads, a pedestrian/equestrian trail, detention basin, sewer pump station, grading, various frontage improvements to Camino Tassajara, and minor modifications to portions of a parking lot for the adjacent Tassajara Hills Elementary School (to help remedy existing school parking and circulation problems) would occur. The entirety of the Northern Site would be annexed into an existing Geologic Hazard Abatement District (GHAD) for the purpose of appropriately addressing geological hazards. Approximately 101 acres of the Northern Site (known as the Northern Preservation Area) would be subject to deed restrictions that would prohibit any future urban uses to be developed outside of the Residential Development Area (as defined below).

On the 616-acre Southern Site, seven acres have been contingently offered for dedication for potential future use by the San Ramon Valley Fire Protection District (SRVFPD) consistent with the provisions of the ULL. The remaining 609 acres would be permanently preserved for nonurban uses such as parks, recreation, open space, agriculture, grazing, scenic, wetland preservation and creation, and habitat mitigation. Section 2, Project Description provides a complete description of the Project.

1.2.3 - Project Objectives

The objectives of the Project are to:

- Serve as a buffer and transition zone between existing urban and non-urban uses.
- Strengthen the ULL's fundamental purpose by establishing a "green wall" of permanent physical and legal constraints to additional development in the Tassajara Valley.
- Permanently protect and preserve agricultural, open space, scenic, wetlands, and other non-urban characteristics of the vast majority of the Project Site.
- Provide substantial and contiguous amounts of publicly accessible open space that would be protected and preserved in perpetuity for park, recreational, open space, scenic, agriculture, grazing, wetland preservation and creation and habitat mitigation purposes.
- Preserve opportunities for ongoing agricultural uses (i.e., grazing) on the Southern Site.
- Contribute to the supply of high-quality housing in the County that is close to existing transportation corridors and utility infrastructure, and that is compatible with existing adjacent land uses.
- Efficiently utilize the compact 30-acre development envelope (rather than traditional "ranchettes"), while ensuring consistency with surrounding residential uses and taking into account the topographical constraints of the Project Site.
- Minimize grading, as feasible, by developing all residential uses on the least topographically constrained portions of the Project Site.
- Provide circulation and parking improvements to Tassajara Hills Elementary School to help remedy existing deficiencies and enhance ease of use and safety of drop off and pick up of students.

1.3 - Significant Unavoidable Adverse Impacts

The Project would result in the following significant unavoidable impacts:

- **Adopted Air Quality Plan Consistency:** Given that the Project would not achieve the per capita annual GHG emissions threshold of 4.6 $MTCO_2e/SP/yr$ established by BAAQMD even after the application of all feasible mitigation measures, the Project would result in a significant and unavoidable impact with respect to conflicts with the GHG Reduction Goal of BAAQMD's Clean Air Plan. Mitigation is proposed requiring the implementation of feasible

emissions reduction measures; however, these measures would not reduce emissions to less than significant levels. Therefore, this impact remains significant and unavoidable.

- **Greenhouse Gas Operational Emission Threshold:** The Project would exceed the Bay Area Air Quality Management District's threshold of 4.6 metric tons of carbon dioxide equivalents per service population for operational emissions for the reasons set forth in Section 3.3, Air Quality/Greenhouse Gas Emissions. Mitigation is proposed requiring the implementation of feasible emissions reduction measures; however, these measures would not reduce emissions to less than significant levels. Therefore, the significance after mitigation is significant and unavoidable.
- **Existing Plus Project Freeway Operations:** The Project would contribute vehicle trips to certain freeway segments that would operate at unacceptable LOS under Existing Plus Project Conditions as described in Section 3.12, Transportation and Traffic. Mitigation is proposed; however, it would not fully reduce Project impacts to a level of less than significant. Therefore, the residual significance is significant and unavoidable.
- **Near-Term Plus Project Freeway Operations:** The Project would contribute vehicle trips to certain freeway segments and one intersection that would operate at unacceptable LOS under Near-Term Plus Project Conditions as described in Section 3.12, Transportation and Traffic. Mitigation is proposed; however, it would not fully reduce Project impacts to a level of less than significant. Therefore, the residual significance is significant and unavoidable.
- **Cumulative Plus Project Freeway Operations:** The Project would contribute vehicle trips to certain freeway segments and intersections that would operate at unacceptable levels under Cumulative Plus Project Conditions as described in Section 3.12, Transportation and Traffic. Mitigation is proposed; however, it would not fully reduce Project impacts to a level of less than significant. Therefore, the residual significance is significant and unavoidable.
- **Congestion Management Plan:** The Project would contribute vehicle trips to certain Congestion Management Plan facilities that would operate at unacceptable levels as described in Section 3.12, Transportation and Traffic. Mitigation is proposed; however, it would not fully reduce Project impacts to a level of less than significant. Therefore, the residual significance is significant and unavoidable.

1.4 - Summary of Project Alternatives

1.4.1 - No Project Alternative

Under this alternative, the Project would not be implemented. The 125 residential units would not be constructed, and a ULL adjustment, rezone, or General Plan amendment would not be implemented. Land would not be offered to the EBRPD or SRVFPD and thus would not be permanently protected for various non-urban uses. The Project Site would stay in its existing condition and under existing uses for the foreseeable future. This alternative would not meet any of the Project objectives, but it is identified as the environmentally superior alternative.

1.4.2 - Reduced Intensity Alternative

Under this alternative, only the southwestern portion of the Residential Development Area would be developed with a total of 65 units and associated improvements. Non-urban infrastructure (detention basin, grading, etc.) located adjacent but outside of the Residential Development Area would be similarly downsized. This alternative assumes that the staging areas and trail on the Northern Site would be constructed and would be conveyed to public entities similar to the Project, and that the Northern Preservation Area would be deed-restricted to prevent future urban use and allow this area to be used for habitat mitigation purposes. However, this alternative assumes that none of the land dedication for the Southern Site would occur. Similar to the Project, this alternative would also require a ULL adjustment, rezone, and General Plan Amendment. This alternative would not meet most of the Project objectives to the extent that the Project does, but this alternative would eliminate the significant and unavoidable impact related to operational greenhouse gas emissions and related air quality impact.

1.5 - Areas of Controversy

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

A Notice of Preparation (NOP) for the Project was issued on May 28, 2014 and a Revised NOP was issued on June 11, 2014. The Revised NOP, describing the original concept for the Project and issues to be addressed in the EIR, was distributed to the State Clearinghouse, responsible agencies, and other interested parties for a 30-day public review period extending from June 11, 2014 through July 11, 2014. The NOP identified the potential for significant impacts on the environment related to the following topical areas:

- Aesthetics, Light and Glare
- Agricultural Resources
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural Resources
- Geology, Soils and Seismicity
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use, Population, and Housing
- Noise
- Public Services and Recreation
- Transportation and Traffic
- Utilities and Service Systems

Disagreement Among Experts

This Draft EIR contains substantial evidence to support all the conclusions presented herein. As reflected in comments made in connection with the Draft EIR, there is disagreement among various parties regarding certain of these conclusions. Both the CEQA Guidelines and case law clearly provide the standards for treating disagreement among experts in the context of an EIR. Where evidence and opinions conflict on an issue concerning the environment, and the lead agency knows of these controversies in advance, the EIR and/or related findings must acknowledge the controversies, summarize the conflicting opinions of the experts, and include sufficient information

to allow the public and decision makers to make an informed judgment about the environmental consequences of the Project.

Potentially Controversial Issues

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

- Air Pollution
- Agricultural Resources
- Biological Resources
- Greenhouse Gas Emissions
- Land Use
- Light and Glare
- Public Services
- Transportation
- Visual Character
- Water Supply

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

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

1.6 - Public Review of the Draft EIR

Upon completion of the R-DEIR, Contra Costa County filed an updated Notice of Completion (NOC) with the State Office of Planning and Research to begin the public review period on the R-DEIR (Public Resources Code, Section 21161). Concurrent with this updated NOC, this R-DEIR has been distributed to responsible and trustee agencies, other affected agencies, surrounding cities, and interested parties, as well as all parties requesting a copy of the R-DEIR in accordance with Public Resources Code 21092(b)(3). During the public review period, the R-DEIR, including the technical appendices, is available for review at the following locations:

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

Danville Library
400 Front Street
Danville, CA 94526
Hours:
Monday through Thursday: 10 a.m.–8 p.m.
Friday and Saturday: 10 a.m.–6 p.m.
Sunday: 1 p.m.–5 p.m.

Office of District II Supervisor Candace Anderson
309 Diablo Road
Danville, CA 94526
Hours:
Monday through Friday: 8:30 a.m.–4:30 p.m.

San Ramon Library
100 Montgomery Street
San Ramon, CA 94583
Hours (limited during remodel):
Monday: 4 p.m.–8 p.m.
Tuesday and Wednesday: 1 p.m.–5 p.m.
Thursday: 10 a.m.–2 p.m.
Friday: closed
Saturday: 12 p.m.–5 p.m.
Sunday: closed

Contra Costa County Library Dougherty Station Branch
17017 Bollinger Canyon Road
San Ramon, CA 94582
Hours:
Monday through Thursday: 10 a.m.–8 p.m.
Friday and Saturday: 10 a.m.–5 p.m.
Sunday: 1 p.m.–5 p.m.

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

Under CEQA, when an EIR is substantially revised and the entire document is recirculated, the lead agency may require reviewers to submit new comments and need not respond to comments received during the earlier circulation period. However, in the interest of being fully responsive, the County has determined, in its discretion, that it will respond to: (1) the original comments provided in connection with the Draft EIR, and (2) comments received in connection with the R-DEIR. Accordingly, commenters may, but are not required to, rely on original comment letters submitted to the County. Agencies, organizations, and interested parties have the opportunity to comment on the Draft EIR during the 45-day public review period. Written comments on this Draft EIR should be addressed to:

John Oborne, Senior Planner
Ruben Hernandez, Senior Planner
Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
Phone: 925.674.7793
Email: john.oborne@dcd.cccounty.us
Email: ruben.hernandez@dcdccounty.us

Submittal of electronic comments in Microsoft Word or Adobe PDF format is encouraged. Upon completion of the public review period, written responses to all significant environmental issues raised will be prepared and made available for review by the commenting agencies at least 10 days prior to the public hearing before the Board of Supervisors on the Project, at which the certification

of the Final EIR will be considered. Comments received and the responses to comments will be included as part of the record for consideration by decision makers for the Project.

1.7 - Executive Summary Matrix

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

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Table ES-1: Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
Section 3.1—Aesthetics, Light, and Glare		
Impact AES-1: The Project would not have a substantial adverse effect on a scenic vista.	No mitigation is necessary.	Less than significant impact.
Impact AES-2: The Project would not substantially degrade the existing visual character or quality of the site and its surroundings.	No mitigation is necessary.	Less than significant impact.
Impact AES-3: The Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	No mitigation is necessary.	Less than significant impact.
Section 3.2—Agricultural Resources		
Impact AG-1: The Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.	No mitigation is necessary.	Less than significant impact.
Impact AG-2: The Project would not conflict with existing zoning for agricultural use, or a Williamson Act contract.	No mitigation is necessary.	Less than significant impact.
Impact AG-3: The Project would not result in other changes in the existing environment, which, due to their location or nature, could result in the conversion of Farmland, to non-agricultural use.	No mitigation is necessary.	Less than significant impact.
Section 3.3—Air Quality/Greenhouse Gas Emissions		
Impact AIR-1: The Project may conflict with or obstruct implementation of the applicable air quality plan.	Implement Mitigation Measures AIR-2, AIR-3, and AIR-6.	Significant and unavoidable impact.

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
Impact AIR-2: The Project may violate an air quality standard or contribute substantially to an existing or projected air quality violation.	**MM AIR-2:** During construction, the following air pollution control measures (consistent with BAAQMD's Basic Construction Mitigation Measures) shall be implemented: • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads and surfaces shall be limited to 15 miles per hour. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes. Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified vehicle emissions evaluator. • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders were used. • A publicly visible sign shall be posted with the telephone number and person to contact at the County of Contra Costa regarding dust complaints. This person shall respond and take corrective action within 2 business days of a complaint or issue notification. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.	Less than significant impact.
Impact AIR-3: The Project may have the potential to result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).	Implement MM AIR-2 and the following: **MM AIR-3:** Off-road diesel-powered construction equipment greater than 50 horsepower shall meet United States Environmental Protection Agency Tier 4 off-road emissions standards. The Project applicant shall include in all construction contracts a clause reflecting this requirement.	Less than significant impact.

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
Impact AIR-4: The Project may have the potential to expose sensitive receptors to substantial pollutant concentrations.	Implement Mitigation Measure AIR-3.	Less than significant impact.
Impact AIR-5: The Project would not create objectionable odors affecting a substantial number of people.	No mitigation is necessary.	Less than significant impact.
Impact AIR-6: Implementation of the Project would generate direct and indirect greenhouse gas emissions that would result in a significant impact on the environment.	**MM AIR-6:** Prior to issuance of building permits, the following measures to reduce greenhouse gas emissions shall be implemented to the extent feasible: a) Only natural gas hearths shall be installed throughout the development. b) Install solar or tankless water heaters throughout the development. c) Install energy-efficient ceiling/whole-house fans. d) Install on-site generation of renewable energy, such as solar to meet a minimum of 10 percent of the Project's total energy demand. e) Comply with California Green Building standards to reduce both indoor and outdoor water consumption.	Significant and unavoidable impact.
Impact AIR-7: Implementation of the Project would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce the emissions of greenhouse gases.	No mitigation is necessary.	Less than significant impact.
Section 3.4—Biological Resources		
Impact BIO-1: The Project may have an adverse effect on special-status plant and wildlife species.	**MM BIO-1a:** Congdon's Tarplant and San Joaquin Spearscale. In order to offset impacts to Congdon's tarplant and San Joaquin spearscale, the Project applicant shall implement the following measures: (a) Additional rare plant surveys for special-status plants shall be conducted the year prior to breaking ground on the Project Site, in compliance with USFWS (1996 and 2002), CDFW (2009), and CNPS (2001) published rare plant survey guidelines. Surveys will also evaluate for locally rare plants as documented by the East Bay Chapter of CNPS published: Rare, Unusual, and Significant Plants of Alameda and Contra Costa Counties. Data collected will include cover data for both Congdon's Tarplant and San Joaquin Spearscale (average numbers of plants per meter), and	Less than significant impact.

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	estimated population count numbers. Project construction shall not be initiated until all special-status plant surveys are completed and mitigation, if necessary, is implemented. Upon completion of the additional rare plant surveys, a special-status plant survey report that includes the methods used, survey participants, and findings shall be prepared and submitted to the Contra Costa County Department of Conservation and Development, and CDFW. (b) Populations of special-status species shall be avoided to the maximum degree practicable. If avoidance is not practicable, a Rare Plant Mitigation and Monitoring Plan shall be prepared and submitted to the County and CDFW within a minimum of 30 days prior to the start of ground-disturbing related activities. (c) Prior to disturbing any area that supports Congdon's tarplant or San Joaquin spearscale, a qualified botanist shall collect the seeds or oversee the seed collection of both species by a qualified seed collection crew. This seed shall be stored either by M&A, or by a native seed company, until construction is complete and the Special-Status Plant Mitigation Area(s), on the Southern Site, have been identified, prepared and the collected seed can be distributed. The seeds of Congdon's tarplant and San Joaquin spearscale shall be collected at the appropriate time of year. A percentage of the collected seed shall remain in storage for subsequent, supplemental seeding if deemed necessary, to ensure successful replanting of Congdon's tarplant and San Joaquin spearscale in the special-status plant mitigation areas. The remaining amount of collected seed of Congdon's tarplant and San Joaquin spearscale shall be planted at the appropriate time of year (late-fall months) in suitable areas within the Conservation Easement area on the Southern Site. Congdon's tarplant and San Joaquin spearscale typically grow in valley and foothill grassland on alkaline, clay soils at 300 meters or lower in elevation. Common associates that co-occur on-site with these special-status species are a mix of annual grassland species that demonstrate some amount of mesic influence including Italian ryegrass (Festuca perennis), Mediterranean barley (Hordeum marinum ssp. gussoneanum), spiny cocklebur (Xanthium spinosum), hyssop loosestrife	

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	(Lythrum hyssopifolia), yellow starthistle (Centaurea solstitialis), and bristly ox-tongue (Helminthotheca echioides). Common halophytic associates of Congdon's tarplant and San Joaquin spearscale include hastate orache (Atriplex prostrata), Boccone's sand spurrey (Spergularia bocconi), alkali mallow (Malvella leprosa), and saltgrass (Distichlis spicata) that co-occur with the special-status species on-site. According to the CNDDB (2015), Congdon's tarplant has often been found on the following soil series: Clear Lake Clay, Diablo Clay, Cropley Clay, and Conejo Clay Loam, whereas San Joaquin spearscale occurs on high clay, alkaline soils such as Pescadero Clay. Most occurrences of these species have occurred on flat areas, depressions, swales and low hills where high clay content soils are present (CNDDB 2015). The most suitable special-status plant mitigation area on the Southern Site occurs on Clear Lake Clay (0-2% slopes) and Pescadero Clay Loam (0-2% slopes). (d) To preserve the seedbank of both common, special-status plant species, the upper 3 inches of topsoil or to the depth of the organic horizon (A Horizon) shall be scalped and temporarily stockpiled in uplands within the work area separately from excavated sub-soils. All other excavated material shall be separately stored in upland habitat areas. Upon completion of grading and recontouring, the organic horizon soil shall be redistributed as a topcoat over the disturbed areas that shall not be developed to disseminate the original seed bank. (e) The designated special-status plant mitigation area shall be fenced to exclude humans and cattle during the first three years of establishment to ensure germination and seed set to continue the population. Once it has been determined that the population is successfully established, the fence may be removed so that seasonal grazing can be managed within the special-status plant mitigation area. A Grazing Management Plan shall be prepared to allow for the continued benefit of special-status species. Appropriate grazing measures shall ensure that Congdon's tarplant and San Joaquin spearscale shall not be outcompeted by non-native Mediterranean grass species. (f) The applicant's qualified botanist shall conduct annual monitoring of the transplanted populations for a five year period as outlined in the Rare	

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	Plant Mitigation and Monitoring Plan, and shall prepare annual monitoring reports to document the success or failure the transplanting effort. These reports shall be submitted to Contra Costa County Department of Conservation and CDFW no later than December 1 of each monitoring year. **MM BIO-1b:** California Tiger Salamander. To ensure that impacts to approximately 58.47 acres of potential upland California tiger salamander over-summering habitat are offset, all permanent impacts shall be mitigated as follows: (a) The applicant proposes to preserve 175.4 acres of the Southern Site via a Conservation Easement as habitat mitigation (as approved by USFWS). This provides a 3:1 mitigation ratio to satisfy the resource agency mitigation requirements for impacts to potential upland California tiger salamander over-summering. The Mitigation Land shall be protected in perpetuity via a recorded conservation easement or other appropriate legal mechanism that shall be managed for the benefit of the California tiger salamander and other special-status species. A Habitat Management Plan shall be incorporated into the conservation easement deed as an exhibit and shall detail management and maintenance goals for the Mitigation Land. In addition, the Habitat Management Plan would detail the permanent funding source for the management of the Mitigation Lands and shall list the "Allowed and Prohibited Uses" of the conservation easement areas. (b) The Mitigation Land managed for California tiger salamander shall be contiguous with other dedicated open space areas to the west as shown in Figure 4 of the Biological Resources Analysis prepared by Monk & Associates, dated January 5, 2016. The connectivity of the proposed Mitigation Land to other dedicated open space areas further increases the value of this dedicated Mitigation Land since this creates a protected corridor that includes several watersheds. (c) The applicant shall obtain an incidental take permit from USFWS and CDFW prior to Project construction, and implement any additional	

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	requirements identified by USFWS and CDFW as necessary to protect the California tiger salamander. Any final mitigation compensation ratio established by the CDFW and USFWS for Project-related impacts to listed species shall also become Contra Costa County "Conditions of Approval." Such mitigation ratios or prescriptions shall be set forth in the Biological Opinion prepared by USFWS during the Section 7 consultation by and between the USACE and USFWS. (d) Additional avoidance and minimization measures to ensure that no California tiger salamanders are adversely impacted by Project construction activities include: • Education Program. An education program shall be conducted by a qualified biologist to explain the endangered species concerns to contractors working at the Project Site. This education/training program shall include a description of the California tiger salamander and its habitat, a review of the Endangered Species Act and the federal and state listing of the salamander, the general protection measures to be implemented to protect the salamander and minimize take, and a delineation of the limits of the work area. • Biological Monitoring. A USFWS/CDFW-approved biologist shall be on-site during grading activities, or other earth-moving activities when amphibians could be unearthed. The biological monitor shall be available to stop work should any California tiger salamanders be observed in the Project Site work areas. **MM BIO-1c:** California Red-Legged Frog. The following mitigation measure shall be implemented to ensure that impacts to approximately 58.47 acres of potential California red-legged frog upland dispersal/migration habitat shall be appropriately offset. The mitigation shall include: (a) The applicant proposes to preserve 175.4 acres of the Southern Site via a Conservation Easement as habitat mitigation (as approved by USFWS). This provides a 3:1 mitigation ratio to satisfy the resource agency mitigation requirements for impacts to California red-legged frog upland dispersal/migration habitat. (b) The Mitigation Land shall be contiguous with other dedicated open	

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	space areas to the west, including the Alamo Creek Kawar Valley Open Space, and the Hidden Valley Open Space associated with the Windemere development (as shown in Figure 4 of the Biological Resources Analysis prepared by Monk & Associates, dated January 5, 2016) that shall provide connectivity of the proposed Mitigation Land to other dedicated open space areas that support California red-legged frog populations. (c) This Mitigation Land shall be managed in perpetuity for the benefit of California red-legged frog. A Conservation Easement, or other appropriate legal mechanism, shall be recorded to ensure that the Mitigation Lands shall be protected in perpetuity. As required by MM BIO-1b, a Habitat Management Plan shall be incorporated into the easement deed as an exhibit and shall detail management and maintenance goals for the Mitigation Land, including recreational guidelines, livestock grazing guidelines, and other management efforts that shall benefit the California red-legged frog. In addition, the Habitat Management Plan would detail the funding source for the management of the Mitigation Land and shall list the "Allowed and Prohibited Uses" of the conservation easement area. (d) The USFWS's Recovery Plan for the California Red-Legged Frog states that populations are "most likely to persist where multiple breeding areas are embedded within a matrix of habitats used for dispersal. The primary constituent elements for California red-legged frogs are aquatic and upland areas where suitable breeding and non-breeding habitat is interspersed throughout the landscape and is interconnected by unfragmented dispersal habitat" (USFWS 2002). Thus, the proposed Mitigation Land shall serve to protect and preserve important California red-legged frog populations in this area of Contra Costa County. It is important to note that the Project Site is located in the East San Francisco Bay—Core Area #16—in the USFWS's Recovery Plan for the California Red-Legged Frog, and the Project Site represents a "priority watershed" for focused recovery efforts. By preserving 175.4 acres of Mitigation Land that shall be managed for the benefit of this species, the	

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	Project shall satisfy some of the goals detailed in the USFWS's Recovery Plan for the California Red-Legged Frog and thereby contribute to the recovery of this species. (e) Obtain an incidental take permit from USFWS prior to Project construction and implement any additional requirements identified by USFWS as necessary to protect the California red-legged frog. (f) Additional avoidance and minimization measures to ensure that no California red-legged frogs are adversely impacted by Project construction activities include: • Preconstruction Survey. In order to minimize and avoid any impacts to the federally listed threatened California red-legged frog, a qualified biologist shall conduct preconstruction surveys for this species within the areas of impact prior to the commencement of any work on the Project Site. Any California red-legged frogs that are found during these surveys shall be salvaged and relocated to California red-legged frog habitat within the Mitigation Land. No salvage and/or relocation shall occur until such time that the applicant receives incidental taking authorization from the USFWS. Proof of an incidental take permit (such as a Biological Opinion) from the USFWS shall be provided to Contra Costa County Department of Conservation and Development prior to any earth-moving on the Project Site. • Exclusion Fencing. Wildlife exclusion fencing shall be installed around suitable aquatic habitats (Tassajara Creek) adjacent to proposed impacted areas to prevent the California red-legged frog from entering areas of impact. This fence shall be installed prior to the time any site grading or other construction-related activities are implemented. The fence shall remain in place during site grading or other construction-related activities. Wildlife exclusion fencing shall consist of a 4-foot wall of 0.25-inch welded mesh (not woven wire), galvanized wire. The fence shall be buried along the bottom margin 4 inches into the ground. The next approximate 3 feet of fencing above the ground shall be anchored to staking with wire. Finally, the top 6 inches shall be bent over in a semi-circle towards the outside of the	

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	fence to ensure that the fence cannot be climbed. • Education Program. An education program shall be conducted by a qualified biologist to explain the endangered species concerns to contractors working at the Project Site. This education/training program shall include a description of the California red-legged frog and its habitat, a review of the Endangered Species Act and the federal listing of the frog, the general protection measures to be implemented to protect the frog and minimize take, and a delineation of the limits of the work area. • Biological Monitoring. A USFWS-approved biologist shall be on-site during grading activities, or other earth-moving activities when amphibians could be unearthed. The biological monitor or a trained construction monitor shall be responsible for ensuring that the wildlife exclusion fencing is not compromised, and shall be available to stop work should any California red-legged frogs be observed in the Project Site work areas. Each morning all exclusion fencing shall be patrolled by the biological monitor or a trained construction monitor to search for frogs that may be trapped against the fence. • Best Management Practices. All trash that might attract predators to the Project Site shall be properly contained and removed from the site and disposed of regularly. All construction debris and trash shall be removed from the site when construction activities are complete. All fueling and maintenance of equipment and vehicles, and staging areas shall be at least 20 meters from creek channels, wetlands, and tributaries. The construction personnel shall ensure that contamination of California red-legged frog habitat does not occur and shall have a plan to promptly address any accidental spills. **MM BIO-1d:** San Joaquin Kit Fox. To ensure that impacts to approximately 58.47 acres of potential San Joaquin kit fox migration/dispersal habitat are offset, the following mitigation measures are proposed: (a) The applicant proposes to preserve 175.4 acres of the Southern Site via a Conservation Easement as habitat mitigation (as approved by the USFWS). This provides a 3:1 mitigation ratio to satisfy the resource	

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	agency mitigation requirements for impacts to potential upland migration/dispersal habitat for the San Joaquin kit fox. The Mitigation Land that shall be preserved in perpetuity as part of the Project consists of grassland habitat that includes numerous rodent burrows and supports a potential prey base for the San Joaquin kit fox. Perpetual preservation and management of the Mitigation Land for the benefit of the San Joaquin kit fox shall help ensure that viable habitat is maintained for this species. The Mitigation Land shall be contiguous with other dedicated open space areas to the west, as shown in Figure 4 of the Biological Resources Analysis prepared by Monk & Associates, dated January 5, 2016, further benefitting this species. (b) Should the USFWS determine that the Project may adversely affect the San Joaquin kit fox, the applicant shall comply with any additional requirements determined to be necessary through a formal Section 7 consultation for potential impacts to potential San Joaquin kit fox migration habitat. (c) The following avoidance and minimization measures shall be implemented to ensure that no San Joaquin kit fox are adversely impacted by Project construction activities: • Education Program. An employee training program shall be conducted before groundbreaking to explain the Federal Endangered Species Act and any endangered species concerns to contractors working in the area. • Preconstruction Survey. Qualified biologists shall conduct preconstruction den surveys within the Ground Disturbance Areas no more than 14 days prior to grading activities to ensure that potential kit fox dens are not disrupted. If "potential dens" are located, infrared camera stations shall be set up and maintained for 3 consecutive nights at den openings to determine the status of the potential dens. If no kit fox is found to be using the den during this timeframe, the grading activities can proceed unhindered. However, if a kit fox is found using a den site within an area of influence of the grading activities, the USFWS shall be promptly notified.	

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	• Vehicle Restrictions. Prior to initiating grading activities, the vehicle and equipment access routes and work area shall be delineated using construction fencing. This shall minimize the Project-related disturbance to potential San Joaquin kit fox habitat to the maximum extent feasible. During the grading activities, all Project-related vehicle traffic shall be restricted to established roads or access routes, and shall observe a 20-mile-an-hour speed limit within the work areas, except on County roads and highways. • Biological Monitoring. A biological monitor shall be present during all grading activities that could result in injury to San Joaquin kit fox. The biologist shall have the authority to halt construction in the impacted area(s), if necessary, to protect the kit fox. If San Joaquin kit fox are identified in the work area at any time, the USFWS and/or CDFW shall be notified and consulted before work activities resume. • Best Management Practices. All trash items shall be removed from the Project Site's disturbance areas each day to reduce the potential for attracting San Joaquin kit fox predators. Contractors shall be prohibited from bringing firearms and pets to the job site. To prevent harm to San Joaquin kit fox, any steep-walled holes and/or trenches excavated for the proposed development Project shall be completely covered at the end of each workday, or escape ramps shall be provided to allow any entrapped animals to escape unharmed. All pipe sections stored on the Project Site overnight that are 4 inches in diameter or greater shall be inspected for San Joaquin kit fox before the pipes are moved or buried. • Exclusion Fencing. Exclusion fencing shall be installed prior to the time any site grading or other construction-related activities are implemented. The fence would remain in place during site grading or other construction-related activities. Exclusion fencing shall be installed as described above. **MM BIO-1e:** Burrowing Owl. Based on the number of records for this species on-site and in the Project vicinity, the high density of ground squirrel burrows, and the habitats found on the Project Site, surveys for burrowing owls shall be	

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	conducted within any areas of the Project Site that will be disturbed by Project activities, including a 150-meter buffer. Burrowing owl surveys conducted according to the methodology prescribed by CDFW in their 2012 Staff Report on Burrowing Owl Mitigation (CDFG 2012) are more likely to be accepted by CDFW. The prescribed survey methodology is included in this document. The mitigation measures shall include: (a) Breeding season surveys shall be conducted by a qualified biologist as per the CDFW Staff Report (CDFG 2012) for western burrowing owl and shall be conducted by a qualified biologist as per the CDFW Staff Report (CDFG 2012) the year when Project construction is proposed to begin and again 14 days prior to breaking ground. In accordance with the 2012 Staff Report, four site surveys need to be completed. One site survey shall occur between February 15 and April 15, and a minimum of three site surveys, at least three weeks apart, between April 15 and July 15 must be conducted. At least one of the three site surveys between April 15 and July 15 must occur after June 15. Non-breeding season surveys (September 1 through January 31) may provide information about site occupancy but this should not substitute for breeding season surveys. Should non-breeding season surveys be warranted, four surveys spread evenly throughout the non-breeding season should occur according to the same protocol as breeding season surveys. The Staff Report 2012 states that take avoidance (preconstruction) surveys should be conducted 14 days prior or less to initiating ground disturbance. As burrowing owls may recolonize a site after only a few days, time lapses between Project activities trigger subsequent take avoidance surveys, including but not limited to a final survey conducted within 24 hours prior to ground disturbance to ensure absence. If no owls are found during these surveys, no further surveys shall be necessary. (b) Burrowing owl surveys should be conducted by walking suitable habitat in areas within 150 meters (approx. 500 feet) of the Ground Disturbance Areas. The 150-meter buffer zone is surveyed to identify burrows and owls outside of the Project Site that may be impacted by factors such as	

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	noise and vibration (heavy equipment) during Project construction. Pedestrian survey transects should be spaced to allow 100 percent visual coverage of the ground surface. The distance between transect center lines should be 7 meters to 20 meters and should be reduced to account for differences in terrain, vegetation density, and ground surface visibility. To effectively survey large projects (100 acres or larger), two or more surveyors should be used to walk adjacent transects. Poor weather may affect the surveyor's ability to detect burrowing owls thus, avoid conducting surveys when wind speed is greater than 20 kilometers per hour and there is precipitation or dense fog. To avoid impacts to owls from surveyors, owls and/or occupied burrows should be avoided by a minimum of 50 meters (approximately 160 feet) wherever practical to avoid flushing occupied burrows. Disturbance to occupied burrows should be avoided during all seasons. (c) If burrowing owls are detected on the Project Site, the following restricted activity dates and setback distances are recommended per the Staff Report (CDFG 2012). From February 1 through October 15, low disturbance and medium disturbance activities should have a 200 meter buffer while high disturbance activities should have a 500 meter buffer from occupied nests. From October 16 through March 31, low disturbance activities should have a 50 meter buffer, medium disturbance activities should have a 100 meter buffer, and high disturbance activities should have a 500 meter buffer from occupied nests. No earth-moving activities or other disturbance should occur within the afore-mentioned buffer zones of occupied burrows. These buffer zones should be fenced as well. (d) The Mitigation Land that shall be preserved in perpetuity as part of the proposed Project as mitigation for special-status species supports grassland habitat that includes numerous rodent burrows that provide nesting habitat, as well as foraging habitat for western burrowing owl. The 175.4 acres of the Southern Site (Mitigation Land) shall more than adequately offset any impacts to suitable burrowing owl habitat should this species be found during surveys. The preservation of western	

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	burrowing owl habitat would fully compensate for impacts to potential western burrowing owl habitat resulting from the Project. **MM BIO-1f:** American Badger. To ensure that impacts to potential American badger migration and dispersal habitat are avoided or offset, the following mitigation measures shall be implemented: (a) A preconstruction survey for the American badger shall be conducted within the Ground Disturbance Areas within 7 days prior to grading thereon. Surveys shall be conducted by a wildlife biologist with experience identifying badger burrows. Survey methods would include conducting parallel transects through the grassland community looking for badger burrows. Any badger burrow identified shall be mapped with a global positioning system (GPS) and shown on all Project development plans and grading plans. (b) If active badger burrows are identified within the Ground Disturbance Areas, they shall be avoided to the extent feasible. If avoidance is not feasible, a biologist should determine if the burrow is being used for breeding. If young are determined to be present, the burrow shall be avoided until young vacate the burrow. If the burrow is being used as refugia by the badger, as approved by CDFW, a one-way eviction door shall be installed to passively relocate the badger from its burrow. If it digs back into the burrow, as approved by CDFW, live traps shall be established at the burrow entrances to trap and remove badgers from the area of impact. (c) The Project includes the perpetual preservation of Mitigation Land that shall be preserved in perpetuity to mitigate impacts to California tiger salamander, California red-legged frog, and San Joaquin kit fox. Since the American badger has similar habitat requirements as the kit fox, the 175.4 acres of the Southern Site (Mitigation Land) would also fully mitigate any potential impacts to the American badger. **MM BIO-1g:** Alameda Whipsnake. To ensure that any significant impacts to Alameda whipsnake are avoided, the following mitigation measures shall be implemented:	

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	(a) Wildlife exclusion fencing shall be installed around the work areas to prevent snakes and other wildlife from entering the construction area. This fence would be installed prior to the time any site grading or other construction-related activities commenced. The fence would remain in place during site grading or other construction-related activities. Wildlife exclusion fencing shall consist of a 4-foot wall of quarter-inch mesh, galvanized, welded wire (i.e., hardware cloth—it cannot be woven wire). If the fence cannot be buried along the bottom edge in a 6-inch deep trench, then the bottom 6 inches of fence shall be landscaped stapled every 3 inches along the entire run of fence. Any voids in the soil beneath the fence shall be filled. The first 3 feet of fencing above the ground would be anchored to staking with wire. Finally, the top 6 inches of wire shall be bent over in a semi-circle towards the outside of the fence to ensure that the fence cannot be climbed. (b) Mitigation land set-aside as part of MM BIO-16 to mitigate impacts to California tiger salamander, California red-legged frog, and San Joaquin kit fox would also provide appropriate mitigation for impacts to potential Alameda whipsnake dispersal habitat. (c) The applicant shall obtain an incidental take permit from USFWS prior to Project construction and shall implement any additional requirements identified by USFWS as necessary to protect the Alameda whipsnake. By obtaining "incidental take" authorization from the USFWS, this impact would be mitigated to a less than significant level. As there is no expectation of direct take of Alameda whipsnake, the applicant will not seek incidental take coverage for this species. **MM BIO-1h:** Western Pond Turtle. To ensure that impacts to potential western pond turtle upland nesting habitat are avoided or offset, the following mitigation measures shall be implemented: (a) Prior to commencement of any earth-moving activity on-site, all potential suitable western pond turtle upland nesting habitat shall be surveyed. This shall include all areas within 100 feet of Tassajara Creek on the Northern Site. Preconstruction surveys for turtles and their nests shall be conducted 30 days prior to any grading activities.	

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	(b) If nest sites are located adjacent to a proposed work area, the nest site plus a 50-foot buffer around the nest site shall be fenced to avoid impacts to the eggs or hatchlings which overwinter at the nest site. In addition, a clear path (buffer area) between the nest site and adjacent creek or ponds shall be left undisturbed and demarcated with orange construction fencing so that dispersing young turtles can migrate to the creek without being deterred/impacted by construction/earth-moving activity. (c) If nest(s) are located during surveys, moth balls (naphthalene) should be sprinkled around the vicinity of the nest (no closer than 10 feet) to mask human scent and discourage predators. (d) Construction at the nest site and within the 50-foot buffer area and path to the off-site waterway shall be delayed until the young leave the nest (this could be a period of months) or as otherwise advised and directed by CDFW, the agency responsible for overseeing the protection of the western pond turtle. (e) If CDFW allows translocation of any nestling pond turtles, this shall be completed by a qualified biologist under the direction of CDFW. **MM BIO-1i:** Nesting Raptors. To ensure that impacts to nesting raptors are avoided or offset, the following mitigation measures shall be implemented: (a) In order to avoid impacts to nesting raptors, nesting surveys shall be conducted by a qualified raptor biologist prior to commencing with earth-moving or construction work, if this work would commence between February 1 and August 31. The raptor nesting surveys shall include examination of all trees within 500 feet of the Ground Disturbance Areas on the Northern Site. (b) If nesting raptors are identified during the surveys, the dripline of the nest tree must be fenced with orange construction fencing (provided the tree is on the Project Site), and a 300-foot radius around the nest tree must be staked with orange construction fencing. If the tree is located off the Project Site, then the buffer shall be demarcated per above where the buffer occurs on the Project Site. The size of the buffer may be altered if a qualified raptor biologist conducts behavioral observations and determines the nesting raptors are well acclimated to	

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	disturbance. If this occurs, the raptor biologist shall prescribe a modified buffer that allows sufficient room to prevent undue disturbance/harassment to the nesting raptors. No construction or earth-moving activity shall occur within the established buffer until it is determined by a qualified raptor biologist that the young have fledged (left the nest) and have attained sufficient flight skills to avoid Project construction zones. This typically occurs by August 1. This date may be earlier or later, and would have to be determined by a qualified raptor biologist. If a qualified biologist is not hired to watch the nesting raptors, then the buffers shall be maintained in place through the month of August and work within the buffer can commence on September 1. (c) Two surveys may be required to address both early and later nesting raptor species. Great horned owls and American kestrels begin nesting in February while northern harriers, red-tailed hawks, and red-shouldered hawks begin nesting in early April. Thus, an early survey should be conducted in February if earth-moving work or construction is proposed to commence between February 1 and April 1. If construction has not commenced by the end of March, a second nesting survey shall be conducted in April/May, whichever month is within 30 days of the commencement of construction. If construction would commence after May but before September 1, then the second survey shall be conducted within the 30-day period prior to site disturbance. (d) If the early nesting survey identifies a large stick or other type of raptor nest that appears inactive at the time of the survey, but there are territorial raptors evident in the nest site vicinity, a protection buffer (as described above) shall be established around the potential nesting tree until the qualified raptor biologist determines that the nest is not being used. In the absence of conclusive observations indicating the nest site is not being used, the buffer shall remain in place until a second follow-up nesting survey can be conducted to determine the status of the nest and eliminate the possibility that the nest is utilized by a late-spring nesting raptor (for example, red-tailed hawk). This second survey shall be conducted even if construction has commenced. If during the follow-	

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	up late season nesting survey a nesting raptor is identified utilizing the nest, the protection buffer shall remain until it is determined by a qualified raptor biologist that the young have fledged and have attained sufficient flight skills to avoid Project construction zones. If the nest remains inactive, the protection buffer can be removed and construction and earth-moving activities can proceed unrestrained. **MM BIO-1j:** Nesting Birds. To ensure that impacts to nesting passerine birds and nesting special-status birds are avoided or offset, the following mitigation measures shall be implemented: (a) A nesting survey shall be conducted within all Ground Disturbance Areas and a surrounding 500-foot buffer 15 days prior to commencing construction/grading or tree removal activities, if this work would commence between March 1 and September 1. If special-status birds (such as loggerhead shrike) are identified nesting on the Project Site, a 50-foot radius around the nest must be staked with bright orange construction fencing. No construction or earth-moving activity shall occur within this 50-foot buffer until it is determined by a qualified biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid Project construction zones. This typically occurs by August 1. This date may be earlier than August 1, or later, and would have to be determined by a qualified ornithologist. (b) If common (not special-status) passerine (perching birds such as Anna's hummingbird [*Calypte anna*] and mourning dove [*Zenaida macroura*]) birds are identified nesting on the Project Site, grading or tree removal activities in the vicinity of the nest shall be postponed until it is determined by a qualified ornithologist that the young have fledged and have attained sufficient flight skills to leave the area. The size of the nest protective buffer required to ensure that the Project does not result in take of nesting birds, their eggs or young shall be determined by a qualified ornithologist. Typically, most passerine birds can be expected to complete nesting by June 15, with young attaining sufficient flight skills by early July.	

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	MM BIO-1k: Special-Status Bats. In order to avoid impacts to roosting special-status bats, a biologist shall survey trees and buildings to be disturbed by Project activities, including those near the proposed Future Equestrian Staging Area 15 days prior to commencing with any removal or demolition. All bat surveys shall be conducted by a biologist with known experience surveying for bats. If no special-status bats are found during the surveys, then no further action would be required. If special-status bat species are found on the Project Site, a determination shall be made if there are young bats present. If young are found roosting in any tree or building, impacts to the tree or building shall be avoided until the young have reached independence. A non-disturbance buffer fenced with orange construction fencing shall also be established around the maternity site. The size of the buffer zone shall be determined by a qualified bat biologist at the time of the surveys. If adults are found roosting in a tree or building on the Project Site but no maternal sites are found, then the adult bats can be flushed or a one-way eviction door can be placed over the tree cavity (or building access opening) prior to the time the tree or building in question would be removed or disturbed. No other mitigation compensation would be required.	
Impact BIO-2: The Project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.	No mitigation is necessary.	Less than significant impact.
Impact BIO-3: The Project may have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	**MM BIO-3:** Waters of the U.S. and State. To ensure that impacts to waters of the U.S. and State offset, the following mitigation measures will be implemented: (a) Obtain a Section 404 permit from the USACE and a Section 401 permit from the RWQCB prior to Project construction and implementing any additional mitigation measures identified by the USACE or RWQCB as part of these permits. (b) At a minimum, all impacts to waters of the U.S. and State would be	Less than significant impact.

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	compensated for via creation and preservation of new waters of the U.S. and State at a minimum of 2:1 (creation to impact) ratio or as otherwise specified in permitting conditions imposed by the USACE and RWQCB. The applicant proposes to create at least 0.80 acre of new wetland to mitigate for Project-related impacts to waters of the U.S. and State. (c) The applicant is proposing to compensate for impacts to waters of the U.S. and State by creating wetlands on the Southern Site. It was determined that restoration of the pond that previously occurred on the Southern Site was not feasible, due to erosion and sedimentation. A detailed Wetland Mitigation Plan will be prepared for the Project that shows the location, materials, and construction methods for creation of the wetlands. A qualified biological monitor will be present during wetland creation. The Wetland Mitigation Plan will include specific success criteria and performance standards to measure the success of the mitigation wetlands. The success of the mitigation wetlands will be based upon how well it replaces the functions and services provided by seasonal wetlands that will be impacted by the Project. To be judged successful, the created wetlands must support a self-sustaining hydrophytic plant community that includes representative wetland taxa (i.e., wetland plant genera and species). A 5-year monitoring program will be implemented to monitor the progress of the wetland mitigation toward the established goals. At the end of each monitoring year, an annual report will be submitted to the USACE, RWQCB, and other resource agencies. This report will document the hydrological and vegetative condition of the mitigation wetland(s) and will recommend remedial measures as necessary to correct deficiencies. (d) When implemented, creation of the wetlands (or purchase of wetland mitigation bank credits) will fully compensate for impacts to regulated waters of the U.S. (and State) resulting from construction of the Project. The Mitigation Land on the Southern Site will be preserved in perpetuity via recordation of a conservation easement, or other appropriate legal mechanism, ensuring that the mitigation wetlands are located within the	

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	permanently preserved open space area that will be maintained in perpetuity. (e) In lieu of creating waters of the U.S. and State on the Project Site, the applicant may also choose to purchase mitigation credits from a qualified wetland mitigation bank as approved in advance by the USACE and RWQCB. If mitigation credits are purchased, the mitigation ratio would a minimum of 1:1, or as otherwise specified in permitting conditions imposed by the USACE and RWQCB. (f) Grading impacts associated with the creation of mitigation wetlands on the Southern Site shall also be minimized by the use of Best Management Practices to protect preserved wetlands and to ensure water quality in wetlands and other waters within the watershed. These practices can include installing orange construction fencing, hay or gravel waddles, and other protective measures. During Project construction, a biological monitor shall be on-site to monitor the integrity of preserved wetlands and other waters.	
Impact BIO-4: The Project would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites.	No mitigation is necessary.	Less than significant impact.
Impact BIO-5: The Project would not conflict with local policies or ordinances protecting biological resources.	No mitigation is necessary.	Less than significant impact.
Impact BIO-6: The Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	No mitigation is necessary.	No impact.

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
Section 3.5—Cultural Resources		
Impact CUL-1: The Project may result in substantial adverse change in the significance of previously undiscovered historical resources as defined in Section 15064.5.	**MM CUL-1:** If a potentially significant cultural resource is encountered during Project construction or related activities, all activities within a 50-foot radius of the find shall cease until a qualified archaeologist evaluates the find for its significance in terms of CEQA criteria. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resource, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone, wood, or shell artifacts, structural remains, privies, or historic dumpsites. Any previously undiscovered resources found during construction within the Project Site shall be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms.	Less than significant impact.
Impact CUL-2: The Project may result in substantial adverse change in the significance of a previously undiscovered archaeological resource pursuant to Section 15064.5.	Implement Mitigation Measure CUL-1.	Less than significant impact.
Impact CUL-3: The Project may result directly or indirectly in the destruction of a unique paleontological resource or site or unique geologic feature.	**MM CUL-3:** A qualified paleontological resource monitor shall be on-site during all grading and excavation activities. In the event that fossils or fossil-bearing deposits are discovered during grading or construction of the Project, excavations within 50 feet of the find shall be temporarily halted until the discovery is examined by a qualified paleontologist, in accordance with the applicable Society of Vertebrate Paleontology standards (Standard Procedures for the Assessment and Mitigation of adverse Impacts to Paleontological Resources, Society of Vertebrate Paleontology, 2010), and assessed for significance under CEQA. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.	Less than significant impact.

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
Impact CUL-4: The Project may result in the disturbance of human remains, including those interred outside of formal cemeteries.	**MM CUL-4:** In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and Section 5097.98 must be followed. In addition, if during the course of grading or construction there is an inadvertent discovery of any human remains, the following steps shall be taken: 1. There shall be no further excavation or disturbance within 50 feet of the find until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the Coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98. 2. Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the Project Site in a location not subject to further subsurface disturbance: - The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission. - The descendant identified fails to make a recommendation. - The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.	Less than significant impact.

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
Section 3.6—Geology, Soils, and Seismicity		
Impact GEO-1: The Project may expose people or structures to potential substantial adverse effects involving seismic hazards.	**MM GEO-1:** Prior to issuance of a grading permit, the Project Applicant shall submit a design-level Geotechnical Investigation to Contra Costa County for review and approval of the County Peer Review Geologist. The investigation shall be prepared by a qualified engineer and identify grading and building practices necessary to achieve compliance with the latest adopted edition of the California Building Standards Code's geologic, soils, and seismic requirements. The investigation shall address but not be limited to necessary remediation of all on-site landslides and potential landslide areas. The measures identified in the approved report shall be incorporated into the Project plans.	Less than significant impact.
Impact GEO-2: The Project may result in substantial soil erosion or the loss of topsoil.	Implement Mitigation Measure GEO-1.	Less than significant impact.
Impact GEO-3: The Project may be located on an unstable geologic unit or soil.	Implement Mitigation Measure GEO-1.	Less than significant impact.
Impact GEO-4: The Project may be exposed to hazards associated with expansive soils.	Implement Mitigation Measure GEO-1.	Less than significant impact.
Section 3.7—Hazards and Hazardous Materials		
Impact HAZ-1: The Project may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	**MM HAZ-1:** Prior to the demolition of any on-site structure constructed prior to 1978 or suspected to contain asbestos or lead containing materials, the property owner or applicant shall retain a qualified contractor to determine the presence or absence of asbestos-containing materials or lead-based paint. If either material is found to be present, the property owner or applicant shall retain a certified hazardous waste contractor to properly remove and dispose of all materials containing asbestos or lead paint in accordance with applicable federal and state laws and regulations. The property owner or applicant shall submit documentation to Contra Costa County demonstrating that this contractor has been retained as part of the demolition permit application. Upon completion of removal and disposal of materials, the Project applicant shall provide documentation to Contra Costa County	Less than significant impact.

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	demonstrating that these activities were successfully completed.	
Impact HAZ-2: The Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the hazardous materials into the environment.	No mitigation is necessary.	Less than significant impact.
Impact HAZ-3: The Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	No mitigation is necessary.	Less than significant impact.
Impact HAZ-4: The Project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.	No mitigation is necessary.	Less than significant impact.
Impact HAZ-5: The Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.	No mitigation is necessary.	Less than significant impact.
Section 3.8—Hydrology and Water Quality		
Impact HYD-1: Construction and operation activities associated with the Project may have the potential to degrade surface water quality in downstream water bodies.	**MM HYD-1:** Prior to issuance of any grading permits for the Project, the Contra Costa County Department of Conservation and Development shall verify that the applicant has prepared a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the requirements of the statewide Construction General Permit. The SWPPP shall be designed to address the following objectives: (1) all pollutants and their sources, including sources of sediment associated with construction, construction site erosion, and all other activities associated with construction activity are controlled; (2) where not otherwise required to be under a Regional Water Quality Control Board permit, all non-stormwater discharges are identified and either eliminated, controlled, or treated; (3) site Best Management Practices	Less than significant impact.

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	(BMPs) are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity; and (4) stabilization BMPs installed to reduce or eliminate pollutants after construction are completed. The SWPPP shall be prepared by a qualified SWPPP developer. The SWPPP shall include the minimum BMPs required for the identified Risk Level. BMP implementation shall be consistent with the BMP requirements in the then most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction or the Caltrans Stormwater Quality Handbook Construction Site BMPs Manual.	
Impact HYD-2: The Project would not deplete groundwater supplies or interfere substantially with groundwater recharge.	No mitigation is necessary.	Less than significant impact.
Impact HYD-3: The Project would not alter the existing drainage pattern in a manner which would result in erosion or create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems.	No mitigation is necessary.	Less than significant impact.
Impact HYD-4: The Project would not alter the existing drainage pattern in a manner that would result in flooding on- or off-site and would not locate structures within a 100-year flood hazard area.	No mitigation is necessary.	Less than significant impact.
Section 3.9—Land Use, Population and Housing		
Impact LU-1: The Project would not conflict with any applicable provisions of the Contra Costa County General Plan adopted for the purposes of avoiding or mitigating an environmental effect.	No mitigation is necessary.	Less than significant impact.
Impact LU-2: The Project would not conflict with any applicable provision of the Contra Costa County Ordinance Code adopted for the purposes of avoiding or mitigating an environmental effect.	No mitigation is necessary.	Less than significant impact.

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
Impact LU-3: The Project would not conflict with any applicable Local Agency Formation Commission policies adopted for the purposes of avoiding or mitigating an environmental effect.	No mitigation is necessary.	Less than significant impact.
Impact LU-4: The Project would not conflict with any applicable East Bay Municipal Utility District annexation policies adopted for the purposes of avoiding or mitigating an environmental effect.	Implement Mitigation Measure USS-1.	Less than significant impact.
Impact LU-5: The Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	No mitigation is necessary.	No impact.
Impact LU-6: The Project would not induce substantial population growth.	No mitigation is necessary.	Less than significant impact.
Section 3.10—Noise		
Impact NOI-1: Implementation of the Project may result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	**MM NOI-1a:** To reduce potential construction noise impacts, the following multi-part mitigation measure shall be implemented for the Project: • The construction contractor shall ensure that all internal combustion engine-driven equipment are equipped with mufflers that are in good condition and appropriate for the equipment. • The construction contractor shall locate stationary noise-generating equipment as far as feasible from sensitive receptors when sensitive receptors adjoin or are near a construction disturbance area. In addition, the Project contractor shall place such stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project Site. • The construction contractor shall prohibit unnecessary idling of internal combustion engines. • The construction contractor shall locate, to the maximum extent practical, on-site equipment in staging areas to maximize the distance between construction-related noise sources and noise-sensitive receptors	Less than significant impact.

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	nearest the Project Site during all Project construction. • All construction activities associated with implementation of the Project that will occur within the jurisdiction of Contra Costa County shall be limited to the hours of 7:30 a.m. to 5:30 p.m., Monday through Friday, and shall be prohibited on state and federal holidays on the calendar dates that these holidays are observed by the state or federal government as listed below: - New Year's Day (state and federal) - Birthday of Martin Luther King, Jr. (state and federal) - Washington's Birthday/Presidents' Day (state and federal) - Lincoln's Birthday (state) - Cesar Chavez Day (state) - Memorial Day (state and federal) - Independence Day (state and federal) - Labor Day (state and federal) - Columbus Day (state and federal) - Veterans Day (state and federal) - Thanksgiving Day (state and federal) - Day after Thanksgiving (state) - Christmas Day (state and federal) For specific details on the actual day the state and federal holidays occur, please visit the following websites: Federal holidays: http://www.opm.gov/Operating_Status_Schedules/fedhol/2011.asp California holidays: http://www.ftb.ca.gov/aboutFTB/holidays.shtml • At least 10 days prior to the issuance of grading permits signs shall be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and a contact number for the on-site complaint and enforcement manager in the event of problems.	

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	• An on-site complaint and enforcement manager shall be available to respond to and track complaints. The manager will be responsible for responding to any complaints regarding construction noise and or dust and for coordinating with the adjacent land uses. The manager will determine the cause of any complaints and coordinate with the construction team to implement effective measures (considered technically and economically feasible) warranted for correcting the problem. Such measures could include but would not be limited to relocating stationary equipment, the use of sound blankets, the placement of temporary sound barriers around construction staging areas and/or continued coordination with the complaintant regarding timing and duration of noise. The telephone number of the coordinator shall be posted at the construction site and provided to neighbors in a notification letter. The manager will be trained to use a sound level meter and should be available during all construction hours to respond to complaints. • At least one week prior to commencement of grading or construction activities for each major phase of construction the applicant shall prepare a notice that grading or construction work will commence. The notice shall be posted at the site and mailed to all the owners and occupants of property within 300 feet of the exterior boundary of the Project Site as shown on the latest equalized assessment roll. The notice shall include a list of contact persons with name, title, phone number and area of responsibility. The person responsible for maintaining the list shall be included. The list shall be kept current at all times and shall consist of persons with authority to indicate and implement corrective action in their area of responsibility. The names of individuals responsible for noise and litter control, tree protection, construction traffic and vehicles, erosion control, and the 24-hour emergency number shall be expressly identified in the notice. The notice shall be re-issued with each phase of the project and a copy shall be mailed to Contra Costa County Department of Conservation and Development. **MM NOI-1b:** All proposed residential units located within 216 feet of the centerline of Camino Tassajara shall include an alternate form of	

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	ventilation, such as an air conditioning system, in order to ensure that windows can remain closed for a prolonged period of time. The building plans approved by the County shall reflect this requirement.	
Impact NOI-2: The Project would not expose persons to or generation of excessive groundborne vibration or groundborne noise levels.	No mitigation is necessary.	Less than significant impact.
Impact NOI-3: The Project would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project.	No mitigation is necessary.	Less than significant impact.
Impact NOI-4: The Project may result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project.	Implement Mitigation Measure NOI-1.	Less than significant impact.
Section 3.11—Public Services and Recreation		
Impact PSR-1: The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire facilities, need for new or physically altered fire facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Fire Protection.	No mitigation is necessary.	Less than significant impact.
Impact PSR-2: The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered law enforcement facilities, need for new or physically altered law enforcement facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for law enforcement.	No mitigation is necessary.	Less than significant impact.

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
Impact PSR-3: The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives for school services.	No mitigation is necessary.	Less than significant impact.
Impact PSR-4: The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities.	No mitigation is necessary.	Less than significant impact.
Impact PSR-5: The Project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.	No mitigation is necessary.	Less than significant impact.
Impact PSR-6: The Project would not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.	No mitigation is necessary.	Less than significant impact.
Section 3.12—Transportation and Traffic		
Impact TRANS-1: The Project would generate new trips that would contribute to unacceptable traffic operations under Existing Plus Project conditions.	**MM TRANS-1:** Prior to the issuance of building permits, the Project applicant shall pay the applicable Tri-Valley Transportation Development (TVTD) Fees, which shall serve as partial mitigation for the impact to freeway segments. The fees contribute to the construction of planned freeway improvements, including HOV lanes, auxiliary lanes, interchange improvements as well as other regional transportation improvements,	Significant unavoidable impact.

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	including a contribution toward the new West Dublin BART Station. Impact fees are due at time of receipt of building permits. Payment of these fees will **partially mitigate** the incremental impact.	
Impact TRANS-2: The Project would generate new trips that would contribute to unacceptable traffic operations under Near-Term Plus Project conditions.	**MM TRANS-2:** Prior to the issuance of the first building permit, the Project applicant shall fund the optimization of the signal timing at the intersection of Camino Tassajara and Oak Gate Drive-Lawrence Road (Intersection #5). This will require signal coordination with Intersection #4: Camino Tassajara and Hansen Lane-Diablo Vista Middle School Driveway. Both intersections are under the jurisdiction of the Town of Danville. Modifications to signal timing shall be reviewed by and meet the approval of the Town of Danville and Contra Costa Public Works Department prior to implementation. Updated timing and signal coordination shall be physically implemented prior to the issuance of the building permit for the 123rd on-site residential unit.	Significant unavoidable impact.
Impact TRANS-3: The Project would generate new trips that would contribute to unacceptable traffic operations under Cumulative Plus Project conditions.	Implement Mitigation Measure TRANS-1 and: **MM TRANS-3a:** Prior to the issuance of the first building permit, the Project applicant shall fund optimization of the signal timing at the intersection of Camino Tassajara/Hansen Lane-Diablo Vista Middle School Driveway (Intersection #4). This will require signal coordination with Intersection #5: Camino Tassajara and Oak Gate Drive-Lawrence Road. Both intersections are under the jurisdiction of the Town of Danville. Modifications to signal timing shall be reviewed by and meet the approval of the Town of Danville and Contra Costa Public Works Department prior to implementation. **MM TRANS-3b:** Prior to the issuance of the first building permit, the Project applicant shall fund optimization of the signal timing at the intersection of Camino Tassajara and Oak Gate Drive-Lawrence Road (Intersection #5). This will require signal coordination with Intersection #4: Camino Tassajara and Hansen Lane-Diablo Vista Middle School Driveway. Both intersections are under the jurisdiction of the Town of Danville. Modifications to signal timing shall be reviewed by and meet the approval of the Town of Danville and Contra Costa Public Works Department prior to implementation. **MM TRANS-3c:** Prior to the issuance of the first building permit, the Project	Significant unavoidable impact.

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	applicant shall fund optimization of the intersection signal timing at the intersection of Camino Tassajara and Buckingham Drive-Rassani Drive (Intersection #8). This intersection is under the jurisdiction of the Town of Danville. Modifications to signal timing shall be reviewed by and meet the approval of the Town of Danville and Contra Costa Public Works Department prior to implementation. **MM TRANS-3d:** Prior to the issuance of the first building permit, the Project applicant shall fund optimization of the intersection signal timing at the intersection of Camino Tassajara and Tassajara Ranch Drive (Intersection #10). This intersection is under the jurisdiction of the Town of Danville. Modifications to signal timing shall be reviewed by and meet the approval of the Town of Danville and Contra Costa Public Works Department prior to implementation. **MM TRANS-3e:** Prior to the opening of the Future Equestrian Staging Area, the Project applicant shall add a 50-foot southbound right-turn pocket to the intersection of Camino Tassajara and Finley Road (Intersection #17).	
Impact TRANS-4: The Project would not substantially increase traffic volumes and cause transportation facilities to degrade below acceptable standard levels at the Tassajara Hills Elementary School driveway.	No mitigation is necessary.	Less than significant impact.
Impact TRANS-5: The Project would conflict with an applicable congestion management program's level of service standards established by the County congestion management agency for designated roads or highways.	Implement Mitigation Measure TRANS-1 through Mitigation Measure TRANS-3e.	Significant unavoidable impact.
Impact TRANS-6: The Project may substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	**MM TRANS-6a:** The Project applicant shall construct all on-site internal intersections to be side-street stop-controlled or yield controlled intersections at the minor approaches. **MM TRANS-6b:** Prior to implementation of any improvements at the Future Equestrian Staging Area, the Project applicant shall clear brush and any obstructions that limit the sight distance within the horizontal radius of	Less than significant impact.

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

Impacts	Mitigation Measures	Level of Significance After Mitigation
	Finley Road to ensure that adequate sight distance (i.e., ≥ 187 feet) is provided in the northerly direction from the Future Equestrian Staging Area's access driveway.	
Impact TRANS-7: The Project would not result in inadequate emergency access.	No mitigation is necessary.	Less than significant impact.
Impact TRANS-8: The Project would not conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).	No mitigation is necessary.	Less than significant impact.
3.13—Utilities and Service Systems		
Impact USS-1: The Project may result in a need for additional water supplies, additional treatment capacity, or additional distribution facilities beyond what has been planned for.	**MM USS-1:** Prior to the recordation of the Final Map, the Project applicant must demonstrate to the DCD that all required approvals are obtained to implement provision of water to the Project Site via the selected water supply.	Less than significant impact.
Impact USS-2: The Project would not require or result in the construction of wastewater treatment facilities or expansion of off-site existing facilities, the construction of which could cause significant environmental effects.	No mitigation is necessary.	Less than significant impact.
Impact USS-3: The Project would not result in a need for new or expanded off-site storm drainage facilities.	No mitigation is necessary.	Less than significant impact.
Impact USS-4: The Project would not generate substantial amounts of solid waste that may result in the unnecessary use of regional landfill capacity and would be served by a landfill with sufficient permitted capacity to accommodate the Project needs.	No mitigation is necessary.	Less than significant impact.
Impact USS-5: The Project would not result in the unnecessary, wasteful, or inefficient use of energy.	No mitigation is necessary.	Less than significant impact.

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