

# Contents Volume I

List of Tables .....	vi
List of Figures .....	viii

		<b>Page</b>
<b>Executive Summary</b> .....		<b>ES-1</b>
Project Overview .....		ES-1
Purpose and Need .....		ES-1
National Environmental Policy Act Compliance .....		ES-2
California Environmental Quality Act Compliance .....		ES-2
Joint CEQA/NEPA Document .....		ES-2
Alternatives Considered .....		ES-3
Alternative 1: Proposed Plan (Conservation Strategy A) .....		ES-3
Alternative 2. Conservation Strategy B .....		ES-5
Alternative 3. Reduced Development Area .....		ES-5
Alternative 4. No Action/No Project .....		ES-6
Impacts and Mitigation Measures .....		ES-6
Cumulative Impacts .....		ES-7
Areas of Controversy/Issues .....		ES-8
<b>Chapter 1 Purpose and Need</b> .....		1-1
1.1 Introduction .....		1-1
1.1.1 Overview of the Proposed HCP/NCCP .....		1-1
1.1.2 Background of the Proposed HCP/NCCP .....		1-2
1.1.3 Overview of NEPA and CEQA .....		1-5
1.2 Purpose and Need/Objectives .....		1-6
1.2.1 Purpose of Proposed Project (NEPA) .....		1-6
1.2.2 Need for Proposed Project (NEPA) .....		1-7
1.2.3 Goals and Objectives of Proposed Project (CEQA) .....		1-7
1.3 Decisions to Be Made .....		1-9
1.3.1 U.S. Fish and Wildlife Service .....		1-9
1.3.2 California Department of Fish and Game .....		1-11
1.3.3 East Contra Costa County Habitat Conservation Plan Association .....		1-12
1.3.4 Participating Jurisdictions .....		1-13
1.4 Public Involvement .....		1-13
1.4.1 EIS/EIR Public Outreach .....		1-13

1.5 Issues from Scoping and Comments..... 1-14

1.6 Document Organization..... 1-15

**Chapter 2 Proposed Plan and Alternatives ..... 2-1**

2.1 Introduction ..... 2-1

2.1.1 Plan Location ..... 2-1

2.1.2 HCP/NCCP Participating Jurisdictions..... 2-1

2.2 Proposed Project and Alternatives ..... 2-2

2.2.1 Approach to Developing Alternatives..... 2-3

2.2.2 Alternatives Carried forward for Detailed Analysis..... 2-4

2.2.3 Alternatives Eliminated from Further Consideration ..... 2-40

**Chapter 3 Affected Environment ..... 3-1**

3.1 Introduction ..... 3-1

3.1.1 Resources Areas Not Considered in Detail in the  
EIS/EIR ..... 3-2

3.1.2 Resource Areas Considered in Detail in the  
EIS/EIR ..... 3-5

3.2 Biological Resources ..... 3-6

3.2.1 Introduction ..... 3-6

3.2.2 Regulatory Framework..... 3-6

3.2.3 Data Sources ..... 3-12

3.2.4 Vegetation and Land-Cover Types ..... 3-12

3.2.5 Special-Status Species ..... 3-26

3.3 Land Use and Housing ..... 3-30

3.3.1 Existing Land Uses ..... 3-30

3.3.2 Housing..... 3-40

3.4 Agriculture..... 3-42

3.4.1 Regulatory Setting ..... 3-42

3.4.2 Agricultural Land Use Designations in East Contra  
Costa County ..... 3-46

3.4.3 Existing Agricultural Uses ..... 3-47

3.4.4 Important Farmland..... 3-48

3.4.5 Williamson Act Lands..... 3-49

3.5 Public Services ..... 3-49

3.5.1 Fire Services..... 3-49

3.5.2 Police Services ..... 3-50

3.5.3 Parks and Recreation ..... 3-50

3.5.4 Unincorporated Areas..... 3-51

3.6 Hydrology and Water Quality..... 3-52

3.6.1 Regulatory Setting ..... 3-52

3.6.2 Surface Hydrology ..... 3-54

3.6.3 Groundwater Hydrology ..... 3-55

3.6.4 Flooding ..... 3-55

3.6.5 Surface Water Quality..... 3-56

3.6.6 Groundwater Quality..... 3-57

3.7 Socioeconomics and Environmental Justice ..... 3-57

3.7.1 Regulatory Setting ..... 3-57

3.7.2 Demographics..... 3-58

3.7.3 Agricultural Activities..... 3-60

- 3.8 Geology, Soils, and Seismicity .....3-61
  - 3.8.1 Regulatory Setting .....3-61
  - 3.8.2 Topography .....3-63
  - 3.8.3 Soils .....3-63
  - 3.8.4 Geologic Hazards .....3-64
- 3.9 Cultural Resources .....3-64
  - 3.9.1 Regulatory Setting .....3-64
  - 3.9.2 Archaeological Resources .....3-67
  - 3.9.2 Historic Context.....3-70
- 3.10 Transportation and Circulation.....3-72
  - 3.10.1 Regulatory Setting .....3-72
  - 3.10.2 Local Transportation System .....3-75
- 3.11 Noise .....3-77
  - 3.11.1 Terminology .....3-77
  - 3.11.2 Regulatory Setting .....3-78
  - 3.11.3 Existing Noise Sources .....3-82
- 3.12 Air Quality .....3-83
  - 3.12.1 Regulatory Setting .....3-83
  - 3.12.2 Air Quality Pollutants.....3-84
  - 3.12.3 Climate and Topography.....3-87
  - 3.12.4 Existing Air Quality Conditions and Ambient Air  
Quality Standards .....3-87
  - 3.12.5 Sensitive Receptors .....3-88
- 3.13 Mineral Resources.....3-89
  - 3.13.1 Regulatory Setting .....3-89
  - 3.13.2 Contra Costa County Mineral Resources .....3-90

**Chapter 4 Environmental Consequences .....4-1**

- 4.1 Introduction .....4-1
- 4.2 Biological Resources .....4-3
  - 4.2.1 Methodology and Significance Criteria .....4-3
  - 4.2.2 Impacts and Mitigation Measures .....4-6
- 4.3 Land Use and Housing .....4-22
  - 4.3.1 Methodology and Significance Criteria .....4-22
  - 4.3.2 Impacts and Mitigation Measures .....4-23
- 4.4 Agriculture.....4-40
  - 4.4.1 Methodology and Significance Criteria .....4-40
  - 4.4.2 Impacts and Mitigation Measures .....4-41
- 4.5 Public Services .....4-45
  - 4.5.1 Methodology and Significance Criteria .....4-45
  - 4.5.2 Impacts and Mitigation Measures .....4-46
- 4.6 Hydrology and Water Quality.....4-50
  - 4.6.1 Methodology and Significance Criteria .....4-50
  - 4.6.2 Impacts and Mitigation Measures .....4-51
- 4.7 Socioeconomics and Environmental Justice .....4-59
  - 4.7.1 Methodology and Significance Criteria .....4-59
  - 4.7.2 Impacts and Mitigation Measures .....4-59
- 4.8 Geology, Soils, and Seismicity .....4-64
  - 4.8.1 Methodology and Significance Criteria .....4-64
  - 4.8.2 Impacts and Mitigation Measures .....4-65

4.9	Cultural Resources .....	4-68
4.9.1	Methodology and Significance Criteria .....	4-68
4.9.2	Impacts and Mitigation Measures .....	4-69
4.10	Transportation and Circulation.....	4-72
4.10.1	Methodology and Significance Criteria .....	4-72
4.10.2	Impacts and Mitigation Measures .....	4-73
4.11	Noise .....	4-78
4.11.1	Methodology and Significance Criteria .....	4-78
4.11.2	Impacts and Mitigation Measures .....	4-82
4.12	Air Quality .....	4-86
4.12.1	Methodology and Significance Criteria .....	4-86
4.12.2	Impacts and Mitigation Measures .....	4-90
4.13	Mineral Resources.....	4-96
4.13.1	Methodology and Significance Criteria .....	4-96
4.13.2	Impacts and Mitigation Measures .....	4-97
<b>Chapter 5</b>	<b>Other Required CEQA and NEPA Analyses.....</b>	<b>5-1</b>
5.1	Introduction.....	5-1
5.2	Cumulative Impacts .....	5-1
5.2.1	Approach to Cumulative Impacts Analysis.....	5-1
5.2.2	Cumulative Impacts by Resource .....	5-8
5.3	Significant and Unavoidable Impacts.....	5-13
5.4	Short-Term Uses of the Environment versus Maintenance and Enhancement of Long-term Productivity (NEPA) .....	5-13
5.5	Irreversible and Irrecoverable Commitments of Resources (NEPA)/Significant Irreversible Environmental Changes (CEQA) .....	5-13
5.6	Growth Inducement (CEQA).....	5-14
5.7	Environmentally Preferable/Superior Alternative .....	5-16
5.8	Executive Orders .....	5-16
5.8.1	Executive Order 11988—Floodplain Management .....	5-16
5.8.2	Executive Order 11990—Protection of Wetlands .....	5-17
5.8.3	Executive Order 12898—Environmental Justice .....	5-17
<b>Chapter 6</b>	<b>Consultation and Coordination.....</b>	<b>6-1</b>
6.1	Introduction.....	6-1
6.2	Consultation and Requirements .....	6-1
6.2.1	Federal Endangered Species Act .....	6-1
6.2.2	National Historic Preservation Act .....	6-2
6.2.3	Farmland Protection Policy Act.....	6-2
6.2.4	Clean Air Act.....	6-2
6.2.5	Migratory Bird Treaty Act .....	6-3
6.3	Executive Orders .....	6-3
6.3.1	Executive Order 11988—Floodplain Management .....	6-3
6.3.2	Executive Order 11990—Protection of Wetlands .....	6-4
6.3.3	Executive Order 12898—Environmental Justice .....	6-4
6.4	Scoping.....	6-5
<b>Chapter 7</b>	<b>List of Preparers .....</b>	<b>7-1</b>
	U.S. Fish and Wildlife Service .....	7-1

	Contra Costa County .....	7-1
	City of Brentwood .....	7-1
	City of Clayton .....	7-1
	City of Oakley .....	7-1
	City of Pittsburg .....	7-2
	East Bay Regional Park District.....	7-2
	Contra Costa Water District.....	7-2
	Jones & Stokes — Consultant to Contra Costa County Habitat Conservation Plan Association.....	7-2
<b>Chapter 8</b>	<b>References</b> .....	8-1
	Printed References.....	8-1
	Personal Communications .....	8-7
Appendix A	<b>Glossary</b>	
Appendix B	<b>Notices of Intent and Preparation, Scoping Summary, and Comment Letters</b>	
Appendix C	<b>Special-Status Species Lists</b>	
Appendix D	<b>Summary of Impacts and Recommended Mitigation Measures from City General Plan EIRs</b>	
Appendix E	<b>Conformity Analysis Estimate</b>	
Appendix F	<b>Acronyms and Abbreviations</b>	

# Tables

	<b>On Page</b>
ES-1 Impact Summary Table.....	End of Section
1-1 CEQA and NEPA Requirements .....	1-16
2-1a Rural Infrastructure Projects outside the Urban Limit Line – Road Projects .....	2-8
2-1b Rural Infrastructure Projects outside the Urban Limit Line – Flood Protection Projects.....	2-13
2-2 Species Proposed for Coverage.....	2-17
2-3 Summary of Conservation Measures .....	2-22
2-4 HCP/NCCP Funding Strategy.....	2-32
2-5 Differences in Required Preservation by Land Cover Type under Alternatives 1 and 2.....	2-36
2-6 Impacts on Land Cover within the ULL under Reduced Development Area Alternative .....	2-37
2-7 Reduced Development Area Funding Strategy .....	2-38
3.1-1 Size and Populations of Jurisdictions within the Inventory Area .....	3-4
3.2-1 Land-Cover Types in the Inventory Area .....	3-12
3.3-1 Grouping of Land Use Designations.....	3-31
3.7-1 Association of Bay Area Governments Population Projections.....	3-58
3.7-2 Contra Costa County Population Racial Characteristics 1990 and 2000.....	3-59

3.7-3 Demographic Characteristics of the Project Area.....3-59

3.7-4 Economic Data for the Project Area ..... 3-60

3.7-5 Top Agricultural Commodities for 2001 .....3-61

3.10-1 Programmed and Planned Transportation Projects in the  
State Route 4 Central/East Corridor .....3-73

3.11-1 State Land Use Compatibility Standards for Community  
Noise Environment ..... 3-78

3.12-1 Ambient Air Quality Standards Applicable in California ..... follows 3-84

3.12-2 Ambient Air Quality Monitoring Data at Pittsburg (10<sup>th</sup>  
Street) Monitoring Station .....3-88

4.2-1 Potential Impacts on Special-Status Wildlife Species with  
High Likelihood to Occur in Plan Area ..... follows 4-12

4.2-2 Potential Impacts on Special-Status Plant Species with  
High Likelihood to Occur in Plan Area ..... follows 4-12

4.3-1. Proposed City Planning Areas outside the County ULL and  
Consistency with Acquisition Priorities of the Proposed  
Plan ..... 4-29

4.4-1 East Contra Costa County HCP/NCCP Farmland Impacts ..... follows 4-42

4.11-1 Construction Equipment Noise Emission Levels ..... 4-80

4.11-2 Estimated Noise near Construction Site ..... 4-81

4.12-1 Emission Rates for Criteria Pollutants in Nonattainment  
Areas ..... 4-87

4.12-2 Bay Area Air Quality Management District Feasible Control  
Measures for Construction Emissions of PM10 ..... 4-89

5.1-1 Total Direct Effects to Land Cover Effects and Potential  
Mitigation for Los Vaqueros Expansion Project ..... 5-5

# Figures

## **All figures appear at the end of the chapter in which they are referenced**

- 1-1 East Contra Costa County HCP/NCCP – Inventory Area
- 2-1 East Contra Costa County HCP/NCCP – Initial Urban Development Area
- 2-2 Acquisition Analysis Zones and Subzones
- 2-3 East Contra Costa County HCP/NCCP – Draft Land Acquisition Priorities under Initial Urban Development Area
- 2-4 East Contra Costa County HCP/NCCP – Draft Land Acquisition Priorities under Maximum Urban Development Area
- 3-1 East Contra Costa County HCP/NCCP – Land Cover in Inventory Area
- 3-2 East Contra Costa County HCP/NCCP – Land Use Designation Types
- 3-3 East Contra Costa County HCP/NCCP – Important Farmlands
- 3-4 East Contra Costa County HCP/NCCP – Williamson Act Lands
- 3-5 East Contra Costa County HCP/NCCP – Mineral Resource Areas in the HCP/NCCP Inventory Area
- 4-1 Medium and High-Acquisition Priority Areas and Designated Land Uses