

**Attachment H:
Table ES-1: Executive Summary Matrix**

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Table ES-1: Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Section 3.1—Aesthetics			
Impact AES-1: The proposed project would not have a substantial adverse effect on a scenic vista.	Less than significant impact.	No mitigation required.	Less than significant impact.
Impact AES-2: The proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway.	Less than significant impact.	No mitigation required.	Less than significant impact.
Impact AES-3: The proposed project is in an urbanized area and would not conflict with applicable zoning and other regulations governing scenic quality.	Less than significant impact.	No mitigation required.	Less than significant impact.
Impact AES-4: The proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	Potentially significant impact.	MM AES-1: Prepare Final Lighting Plan At least 30 days prior to applying for a building permit, the applicant shall submit for review and approval by the Contra Costa County Department of Conservation and Development staff a Final Lighting Plan. Light standards shall be low-lying and exterior lights on the buildings shall be deflected so that lights shine onto the applicant’s property.	Less than significant impact.
Cumulative Impact	Less than significant impact.	No mitigation required.	Less than significant impact.
Section 3.2—Air Quality			
Impact AIR-1: The proposed project would not conflict with or obstruct implementation of the applicable air quality plan.	Less than significant impact.	No mitigation required.	Less than significant impact.

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact AIR-2: The proposed project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard.</p>	<p>Potentially significant impact.</p>	<p>MM AIR-2a: Use Low-VOC Volatile Organic Compound Architectural Coating Prior to the issuance of building or grading permits, the Project Applicant shall provide the County with documentation demonstrating that project construction will use low-volatile organic compound (VOC) Architectural Coatings with a project-wide average VOC content of 28 grams per liter (g/l) or less.</p> <p>MM AIR-2b: Use Tier 4 Construction Equipment During the demolition, site preparation, and grading phases of project construction, all diesel-powered equipment used shall comply with Tier 4 Final emission standards, except for specialized equipment in which engines that comply with Tier 4 standards are not available. In place of Tier 4 engines, off-road construction equipment can incorporate retrofits such that nitrogen oxides (NO_x) emission reductions achieved equal or exceed reductions from engines that comply with Tier 4 standards.</p> <p>MM AIR-2c Apply Construction Period Best Management Practices During construction, the following mitigation measures shall be implemented:</p> <ul style="list-style-type: none"> ● 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 shall be limited to 15 miles per hour (mph). ● All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. ● Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). 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 visible emissions evaluator. 	<p>Less than significant impact.</p>

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		<ul style="list-style-type: none"> Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District (BAAQMD) phone number shall also be visible to ensure compliance with applicable regulations. 	
<p>Impact AIR-3: The proposed project would not expose sensitive receptors to substantial pollutant concentrations.</p>	<p>Less than significant impact.</p>	<p>No mitigation necessary.</p>	<p>Less than significant impact.</p>
<p>Impact AIR-4: The proposed project could result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.</p>	<p>Potentially significant impact.</p>	<p>MM AIR-4a Odor Management Plan Prior to issuance of the certificate of occupancy, Contra Costa County shall require future tenants proposing operations that have potential to emit nuisance odors to prepare an odor management plan that identifies project design features, measures, and control technologies to ensure compliance with Bay Area Air Quality Management District (BAAQMD) Regulation 7, Odorous Substances, which requires abatement of any nuisance generating an odor complaint. Facilities that have the potential to generate nuisance odors include, but are not limited to:</p> <ul style="list-style-type: none"> Composting, green waste, or recycling facilities Fiberglass manufacturing facilities Painting/coating operations Large-capacity coffee roasters Food-processing facilities <p>The odor management plan for the proposed facility shall be submitted to the County prior to the issuance of the certificate of occupancy. During operation of the proposed facility, the County shall conduct periodic evaluation of on-site odors per the schedule and reporting requirements outlined in the odor management plan.</p>	<p>Less than significant impact.</p>
<p>Cumulative Impact</p>	<p>Potentially significant impact.</p>	<p>Implement MM AIR-2a, MM AIR-2b, MM AIR-2c, and MM AIR-4.</p>	<p>Less than significant impact.</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Section 3.3—Biological Resources			
<p>Impact BIO-1: The proposed project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service.</p>	<p>Potentially significant impact.</p>	<p>MM BIO-1a: Nesting Bird Surveys If feasible, construction work shall take place outside of the February 1 to August 31 breeding window for nesting birds. If construction is to be conducted during the breeding season, a qualified Biologist shall conduct a pre-construction breeding bird survey in areas of suitable habitat within 5 days prior to the commencement of construction activity. <u>In the event that there is a lapse in construction activities for 5 days or more, a qualified Biologist shall conduct a pre-construction breeding bird survey in areas of suitable habitat again.</u> If bird nests are found, appropriate buffer zones shall be established around all active nests to protect nesting adults and their young from construction disturbance. In general, the California Department of Fish and Wildlife (CDFW) recommends a 250-foot construction exclusion zone around the nests of active passerine birds during the breeding season, and a 500-foot buffer for nesting raptors. <u>Buffers shall be determined based upon factors such as topography, line of sight, activities being conducted, and species. The buffer zone shall be approved by a qualified Biologist with extensive training in bird nest surveys prior to the commencement of construction activity.</u> Buffer zones shall be maintained until it can be documented that either the nest has failed, or the young have fledged.</p> <p>MM BIO-1b: Roosting Bat Surveys <u>Trees that are 12-inches or greater at diameter at breast height should be considered bat roost trees and when slated for removal shall be removed over the course of two days. On the first day, limbs from the identified trees shall be removed in the late afternoon to encourage bats to seek alternative roosts during nighttime foraging. The remaining portions of the tree shall be removed on the second day as late in the afternoon as feasible.</u></p> <p><u>For trees that are less than 12-inches at diameter at breast height, prior to tree removal, a daytime bat habitat assessment shall be conducted by a qualified Bat Biologist in the vicinity of trees proposed for removal. If no evidence of bats is found, the tree can be removed. If the tree contains past or present evidence of roosting bats (fecal pellet accumulations, urine or fur staining at entrances, insect prey remains, live or dead bats, characteristic odor, etc.), and there are portions of the tree that cannot be completely surveyed, it will be assumed that roosting bats are present. The removal of trees containing roosting bats or signs of past or</u></p>	<p>Less than significant impact.</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>present use by bats would be delayed until (1) the period between March 1 (weather permitting) and April 15 to avoid take of torpid overwintering bats, and between September 1 and October 15 to prevent take of young that are not yet self-sufficiently volant, or (2) until the trees containing or suspected of containing active bat roosts can be removed under the supervision of the qualified Biologist in the evening and after bats have emerged from the roost to forage, and where partial removal can change roost conditions and cause bats to abandon and not return to the roost.</p> <p><u>Tree limbing or removal shall not be performed under any conditions which may lead to bats seeking refuge, including, but not limited to: during any precipitation event, when ambient temperatures are below 4.5 degrees Celsius, or when windspeeds exceed 11 miles per hour. California Department of Fish and Wildlife (CDFW) shall be notified immediately if bats are found injured, or if bat mortality occurs during the course of tree removal.</u></p> <p>MM BIO-1c: Salt Marsh Harvest Mouse Avoidance and Minimization Measures <i>Vegetation Removal:</i></p> <ol style="list-style-type: none"> 1. If any areas with pickleweed vegetation or other marsh vegetation within 50 feet of the edge of pickleweed vegetation need to be cleared for proposed project activities, vegetation will be removed. 2. Vegetation will be removed by hand and will be trimmed to no higher than one inch above ground. Root crowns shall be preserved in areas of temporary impact. Where possible, trimming will begin farthest away from remaining marsh or pickleweed habitat and proceed toward the remaining habitat. 3. All clearing of vegetation will be done under the direct supervision of a United States Fish and Wildlife Service (USFWS)-approved Biologist. If more than one crew of vegetation clearers is working at a given time, then a USFWS-approved Biologist will be with each crew. 4. Only hand operated tools will be used with a preference for non-mechanical tools such as machete, trowel, hoe, rake, or shovel. However, use of weed whackers for herbaceous vegetation is allowed, but only if the USFWS-approved Biologist walks in front of the operator of the weed whacker, clearing the area of salt marsh harvest mice. Use of hand operated chain saws is allowed for larger woody vegetation (e.g., coyote brush), but only if the USFWS-approved Biologist precedes the operator clearing the area of salt marsh harvest mice. 	

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		<p>5. As directed by the USFWS-approved Biological Monitor, cut native vegetation will be stored on-site and re-spread as mulch at the completion of the proposed project in areas where the impact is temporary. Cut non-native vegetation listed as moderately to highly invasive by the California Invasive Plant Council (http://www.calipc.org/ip/inventory/), will be bagged and removed off-site to a suitable disposal site. Areas of vegetation removal are part of permanent impact areas and will not be restored as part of the proposed project. Cut vegetation will therefore be removed and disposed of off-site.</p> <p><i>Contingency if a salt marsh harvest mouse is on-site:</i></p> <ol style="list-style-type: none"> 1. If a salt marsh harvest mouse is observed within the areas being removed of vegetation or elsewhere within the work site, the Biological Monitor will stop work in the immediate area until the salt marsh harvest mouse leaves the work area on its own volition. 2. If the salt marsh harvest mouse does not leave the work area, work in the immediate area will not be reinitiated until the USFWS is consulted regarding appropriate avoidance measures, and permission is granted by the USFWS to commence work. 3. No salt marsh harvest mouse may be handled or captured at any time during site preparation or proposed project activities. <p>MM BIO-1d: General Minimization Measures (for Proposed Project Site and the Mitigation Areas)</p> <ol style="list-style-type: none"> 1. At least 15 days prior to any ground disturbing activities, the applicant will submit to the United States Fish and Wildlife Service (USFWS) for review and approval the qualifications of the proposed Biological Monitor(s). A qualified Biological Monitor means any person who has completed at least 4 years of university training in wildlife biology or a related science and/or has demonstrated field experience in the identification and life history of the listed species. 2. A USFWS-approved Biological Monitor will remain on-site during all construction activities in or adjacent to habitat for listed species. The Biological Monitor(s) will be given the authority to stop any work that may result in the take of listed species. If the Biological Monitor(s) exercises this authority, the USFWS will be notified by telephone and electronic mail within one working day. The Biological Monitor will be the contact for any employee or contractor who might inadvertently kill or injure a listed species or anyone who finds a 	

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		<p>dead, injured, or entrapped individual. The Biological Monitor will possess a working wireless/mobile phone whose number will be provided to the USFWS.</p> <p>3. Prior to construction, a construction employee education program will be conducted in reference to potential listed species on-site. At minimum, the program will consist of a brief presentation by persons knowledgeable in endangered species biology and legislative protection (approved Biologist) to explain concerns to contractors, their employees, and agency personnel involved in the proposed project. The program will include: a description of the species and their habitat needs; any reports of occurrences in the project site; an explanation of the status of each listed species and their protection under the Endangered Species Act; and a list of measures being taken to reduce effects to the species during construction and implementation. Fact sheets conveying this information and an educational brochure containing color photographs of all listed species in the work area(s) will be prepared for distribution to the above-mentioned people and anyone else who may enter the project site. A list of employees who attend the training sessions will be maintained by the applicant to be made available for review by the USFWS upon request. Contractor training will be incorporated into construction contracts and will be a component of weekly project meetings.</p> <p>4. Preconstruction surveys for listed species will be performed immediately prior to groundbreaking activities. Surveys will be conducted by the Biological Monitor. If at any point, construction activities cease for more than 5 consecutive days, additional preconstruction surveys will be conducted prior to the resumption of these actions.</p> <p>5. To prevent the accidental entrapment of listed species during construction, all excavated holes or trenches deeper than 6 inches will be covered at the end of each workday with plywood or similar materials. Foundation trenches or larger excavations that cannot easily be covered will be ramped at the end of the workday to allow trapped animals an escape method. Prior to the filling of such holes, these areas will be thoroughly inspected for listed species by the Biological Monitor. In the event of a trapped animal is observed, construction will cease until the individual has been relocated to an appropriate location.</p> <p>6. Only approved Biological Monitors will conduct surveys.</p> <p>7. All trash and debris within the work area will be placed in containers with secure lids before the end of each workday in order to reduce the likelihood of</p>	

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		<p>predators being attracted to the site by discarded food wrappers and other rubbish that may be left on-site. Containers will be emptied as necessary to prevent trash overflow onto the site and all rubbish will be disposed of at an appropriate off-site location.</p> <p>8. All vegetation that obscures the observation of wildlife movement within the affected areas containing or immediately adjacent aquatic habitats will be completely removed by hand just prior to the initiation of grading to remove cover that might be used by listed species. The approved Biologist will survey these areas immediately prior to vegetation removal to find, capture and relocate any observed listed species, as approved by the USFWS.</p> <p>9. All construction activities must cease 30 minutes before sunset and should not begin prior to 30 minutes after sunrise. There will be no nighttime construction.</p> <p>10. Grading and construction in jurisdictional wetlands/waters will be limited to the dry season, May 15th – October 15th.</p> <p>11. Best Management Practices (BMPs) will be used to minimize erosion and impacts to water quality and effects to aquatic habitat. A Storm Water Pollution Prevention Plan (SWPPP) will be prepared.</p> <p>12. The applicant will ensure a readily available copy of the Section 7 consultation is maintained by the construction foreman/manager on the project site whenever earthmoving and/or construction is taking place. The name and telephone number of the construction foreman/manager will be provided to the USFWS prior to groundbreaking.</p> <p>13. The construction area shall be delineated with high visibility temporary fencing at least 4 feet in height, flagging, or other barrier to prevent encroachment of construction personnel and equipment outside of the construction area. Such fencing shall be inspected and maintained daily until completion of the project. The fencing will be removed only when all construction equipment is removed from the site.</p> <p>14. Silt fencing or wildlife exclusion fencing will be used to prevent listed species from entering the project site. Exclusion fencing will be at least 3 feet high and the lower 6 inches of the fence will be buried in the ground to prevent animals from crawling under the fencing. The remaining 2.5 feet will be left above ground to serve as a barrier for animals moving on the ground surface. The fence will be pulled taut at each support to prevent folds or snags. Fencing shall be installed and maintained in good condition during all</p>	

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		<p>construction activities. Such fencing shall be inspected and maintained daily until completion of the project. The fencing will be removed only when all construction equipment is removed from the site.</p> <p>15. The approved Biological Monitor shall ensure that the spread or introduction of invasive exotic plant species shall be avoided to the maximum extent possible. When practicable, invasive exotic plants on the project site shall be removed.</p> <p>16. The project site shall be revegetated with an appropriate assemblage of native species.</p> <p>17. If on-site mitigation is approved, revegetation of the riparian corridor will be accomplished with an appropriate assemblage of native wetland vegetation suitable for the area. A restoration and monitoring plan shall be prepared for review and approval by the USFWS, and the United States Army Corp of Engineers (USACE). Such a plan must include, but not be limited to, location of the restoration, species to be used, restoration techniques, time of year the work will be done, identifiable success criteria for completion, and remedial actions if the success criteria are not achieved.</p>	

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact BIO-2: The proposed project could 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 United States Fish and Wildlife Service.</p>	<p>Potentially significant impact.</p>	<p>Implement MM BIO-3.</p>	<p>Less than significant impact.</p>
<p>Impact BIO-3: The proposed project could have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.</p>	<p>Potentially significant impact.</p>	<p>MM BIO-3: Waters of the United States and State To ensure that impacts to waters of the United States and State offset, the following mitigation measures shall be implemented:</p> <ol style="list-style-type: none"> a. Obtain a Section 404 permit from the United States Corp of Engineers (USACE) and a Section 401 permit from the Regional Water Quality Control Board (RWQCB) prior to project construction and implementing any additional mitigation measures identified by the USACE or RWQCB as part of these permits. b. The applicant/permittee has prepared a Conceptual Wetland Mitigation and Monitoring Program (CWMMP) and a revised Wetland Mitigation Monitoring Plan (MMP) for the proposed project. This plan proposes to provide compensatory mitigation for wetland habitats; thus, the goal of the establishment of the mitigation sites will be to create/establish at least 0.939 acre and 1,913 linear feet of jurisdictional seasonal wetlands/water within the three <u>two</u> mitigation sites on the property. The applicant/permittee shall implement the MMP in coordination with the USACE and RWQCB. 	<p>Less than significant impact.</p>
<p>Impact BIO-4: The proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites.</p>	<p>Potentially significant impact.</p>	<p>Implement MM BIO-1a and MM BIO-1b.</p>	<p>Less than significant impact.</p>
<p>Impact BIO-5: The proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</p>	<p>No impact.</p>	<p>No mitigation required.</p>	<p>No impact.</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact BIO-6: The proposed 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.</p>	<p>No impact.</p>	<p>No mitigation required.</p>	<p>No impact.</p>
<p>Cumulative Impact</p>	<p>Less than significant impact.</p>	<p>No mitigation required.</p>	<p>Less than significant impact.</p>
<p>Section 3.4—Cultural Resources and Tribal Cultural Resources</p>			
<p>Impact CUL-1: The proposed project could cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.</p>	<p>Potentially significant impact.</p>	<p>MM CUL-1: Archaeological Spot-Monitoring and Halt of Construction Upon Encountering Historical or Archeological Materials An Archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology shall inspect the site once grubbing and clearing are complete, and prior to any grading or trenching into previously undisturbed soils. This will be followed by regular periodic or “spot-check” archaeological monitoring as determined by the Archaeologist. If the Archaeologist believes that a reduction in monitoring activities is prudent, then a letter report detailing the rationale for making such a reduction and summarizing the monitoring results shall be provided to the Contra Costa County Department of Conservation and Development for concurrence. In the event a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers should avoid altering the materials until an Archaeologist has evaluated the situation. The applicant for the proposed project (Scannell Properties) shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Potentially significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. The Archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resource, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Any previously undiscovered resources found during construction within the project site shall be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and will be submitted to the Contra</p>	<p>Less than significant impact.</p>

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		Costa County Department of Conservation and Development, the Northwest Information Center (NWIC), and the California Office of Historic Preservation (OHP), as required.	
Impact CUL-2: The proposed project could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.	Potentially significant impact.	Implement MM CUL-1.	Less than significant impact.
Impact CUL-3: The proposed project could disturb human remains, including those interred outside of formal cemeteries.	Potentially significant impact.	<p>MM CUL-3: Stop Construction upon Encountering Human Remains In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and Section 5097.98 shall be followed. If during the course of project construction, there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> 1. There shall be no further excavation or disturbance within 100 feet of the remains until the 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 Public Resources Code Section 5097.98. 2. Where the following conditions occur, the landowner or his or her authorized representative shall work with the Coroner to rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the MLD if available or on the project site or off-site where the reburial would not be subject to further subsurface disturbance: <ul style="list-style-type: none"> • The NAHC is unable to identify an MLD or the MLD failed to make a recommendation within 48 hours after being notified by the NAHC. • The descendant identified fails to make a recommendation. 	Less than significant impact.

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<p>Impact CUL-4: The proposed project could cause a substantial adverse change in the significance of a Tribal Cultural Resource that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k).</p>	<p>Potentially significant impact.</p>	<ul style="list-style-type: none"> • The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner. <p>MM CUL-4a: Native American Construction Monitoring To minimize the potential for destruction of or damage to existing or previously undiscovered burials, archaeological and tribal cultural resources and to identify any such resources at the earliest possible time during project-related earthmoving activities, the project applicant and its construction contractor(s) shall implement the following measures:</p> <ul style="list-style-type: none"> • Native American Monitors from culturally affiliated Native American Tribes will be invited to monitor the vegetation grubbing, stripping, grading or other ground-disturbing activities in the project area to determine the presence or absence of any cultural resources. Native American representatives from cultural affiliated Native American Tribes act as a representative of their Tribal government and shall be consulted before any cultural studies or ground-disturbing activities begin. • Native American representatives and Native American Monitors have the authority to identify sites or objects of significance to Native Americans and to request that work be stopped, diverted or slowed if such sites or objects are identified within the direct impact area. Only a Native American representative can recommend appropriate treatment of such sites or objects. • If buried cultural resources, such as chipped or ground stone, historic debris, building foundations, or bone, are discovered during ground-disturbing activities, work will stop in that area and within 100 feet of the find until an archaeologist who meets the Secretary of the Interior' s qualification standards can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the County, the California Office of Historic Preservation (OHP), and other appropriate agencies. Appropriate treatment measures may include development of avoidance or protection methods, archaeological excavations to recover important information about the resource, research, or other actions determined during consultation. <p>MM CUL-4b: Avoidance and Preservation in place of Tribal Cultural Resources Should Tribal Cultural Resources be discovered during project construction,</p>	<p>Less than significant impact.</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>avoidance and preservation in place is the preferred manner of mitigating impacts to tribal cultural resources and will be accomplished by several means, including:</p> <ul style="list-style-type: none"> • Planning construction to avoid tribal cultural resources, archaeological sites and/ or other resources; incorporating sites within parks, green-space or other open space; covering archaeological sites; deeding a site to a permanent conservation easement; or other preservation and protection methods agreeable to consulting parties and regulatory authorities with jurisdiction over the activity. As noted in MM CUL-4a, appropriate treatment measures may include archeological excavations to recover information about the resource. Recommendations for avoidance of cultural resources will be reviewed by the CEQA lead agency representative (County), interested Native American Tribes and the appropriate agencies, in light of factors such as costs, logistics, feasibility, design, technology and social, cultural and environmental considerations, and the extent to which avoidance is consistent with project objectives. If feasible, avoidance and design alternatives may include realignment within the project area to avoid cultural resources, modification of the design to eliminate or reduce impacts to cultural resources or modification or realignment to avoid highly significant features within a cultural resource. Native American Representatives from interested Native American Tribes will be allowed to review and comment on these analyses and shall have the opportunity to meet with the CEQA lead agency (County) representative and its representatives who have technical expertise to identify and recommend feasible avoidance and design alternatives, so that appropriate and feasible avoidance and design alternatives can be identified. • If the resource can be avoided, the construction contractor(s), with Native American Monitors from culturally affiliated Native American Tribes present, will install protective fencing outside the site boundary, including a buffer area, before construction restarts. The construction contractor(s) will maintain the protective fencing throughout construction to avoid the site during all remaining phases of construction. The area will be demarcated as an "Environmentally Sensitive Area." Native American representatives from interested Native American Tribes and the CEQA lead agency (County) representative will also consult to develop measures for long term management of the resource and routine operation and maintenance within culturally sensitive areas that retain resource integrity, including tribal cultural integrity, and including archaeological 	

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		material, Traditional Cultural Properties and cultural landscapes, in accordance with state and federal guidance including National Register Bulletin 30 (Guidelines for Evaluating and Documenting Rural Historic Landscapes), Bulletin 36 (Guidelines for Evaluating and Registering Archaeological Properties), and Bulletin 38 (Guidelines for Evaluating and Documenting Traditional Cultural Properties); National Park Service Preservation Brief 36 (Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes) and using the Advisory Council on Historic Preservation (ACHP) Native American Traditional Cultural Landscapes Action Plan for further guidance. Use of temporary and permanent form of protective fencing will be determined in consultation with the Native American representatives from interested Native American Tribes.	
Impact CUL-5: The proposed project could cause a substantial adverse change in the significance of a Tribal Cultural Resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.	Potentially significant impact.	Implement MM CUL-4a and MM CUL-4b.	Less than significant impact.
Cumulative Impact	Potentially significant impact.	Implement MM CUL-1 through MM CUL-4b.	Less than significant impact.
Section 3.5—Energy			
Impact ENER-1: The proposed project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.	Less than significant impact.	No mitigation required.	Less than significant impact.
Impact ENER-2: The proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	Less than significant impact.	No mitigation required.	Less than significant impact.

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Cumulative Impact	Less than significant impact.	No mitigation required.	Less than significant impact.
Section 3.6—Geology and Soils			
<p>Impact GEO-1: The proposed project could directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:</p> <ul style="list-style-type: none"> i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking. iii) Seismic-related ground failure, including liquefaction. iv) Landslides. 	Potentially significant impact.	<p>MM GEO-1a: Prepare Grading and Construction Plans that Incorporate Preliminary Geotechnical Investigation Recommendations</p> <p>Prior to issuance of the grading permits for the proposed project, development of the final grading, foundation, and construction plans shall incorporate the site-specific earthwork, foundation, floor slab, finished grades, underground utilities, and pavement design recommendations, as detailed in the Preliminary Geotechnical Investigation prepared by Miller Pacific Engineering Group dated April 17, 2018. The applicant shall coordinate with the Contra Costa County Department of Conservation and Development and County Geologist to tailor the grading and foundation plans, as needed, to reduce risk related to known soil and geologic hazards. The final grading, foundation, and construction plans for the proposed project shall be reviewed by the Contra Costa County Department of Conservation and Development and County Geologist. Grading operations shall meet the requirements of the recommendations included in the Preliminary Geotechnical Investigation prepared by Miller Pacific Engineering Group. During construction, the Contra Costa County Department of Conservation and Development shall monitor construction of the proposed project to ensure the earthwork operations are properly performed.</p> <p>MM GEO-1b: Prepare Final Construction Report</p> <p>The Project Geotechnical Engineer shall prepare a final report that documents the field observations and testing services provided during construction as well as provide a professional opinion on the compliance of construction with the recommendations in the Preliminary Geotechnical Investigation. The final report can be segmented into an as-graded report that is issued at the end of rough grading, but prior to the installation of the foundations, and a second letter commenting on the inspections made during installation of foundations/parking lot/drainage facilities. Contra Costa County Department of Conservation and Development will place a hard hold on the final inspection, to ensure that the Geotechnical Engineer’s grading-foundation inspection letter-report is provided prior to requesting the final building inspection for each building.</p>	Less than significant impact.

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact GEO-2: The proposed project would not result in substantial soil erosion or the loss of topsoil.	Less than significant impact.	No mitigation required.	Less than significant impact.
Impact GEO-3: The proposed project is located on a geologic unit or soil that could be unstable, or that could become unstable as a result of the project, and potentially result in settlement, an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.	Potentially significant impact.	Implement MM GEO-1a and MM GEO-1b.	Less than significant impact.
Impact GEO-4: The proposed project would be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property.	Potentially significant impact.	Implement MM GEO-1a and MM GEO-1b.	Less than significant impact.
Impact GEO-5: The proposed project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.	No impact.	No mitigation required.	No impact.
Impact GEO-6: The proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	Less than significant impact.	No mitigation required.	Less than significant impact.
Cumulative	Less than significant impact.	No mitigation required.	Less than significant impact.

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Section 3.7—Greenhouse Gas Emissions			
<p>Impact GHG-1: The proposed project could generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.</p>	<p>Potentially significant impact.</p>	<p>MM GHG-1a: Prior to the issuance of building permits, the project applicant/developer shall demonstrate (e.g., provide building plans) to the satisfaction of the Contra Costa County Department of Conservation and Development, that the proposed buildings are designed and will be built to, at minimum, meet the Tier 2 advanced energy efficiency requirements of the Nonresidential Voluntary Measures of the California Green Building Standards Code, Division A5.2, Energy Efficiency, as outlined under Section A5.203.1.2.2.</p> <p>MM GHG-1b: Prior to issuance of occupancy permits, the project applicant/developer shall demonstrate to the satisfaction of the Contra Costa County Department of Conservation and Development, that the proposed parking areas for passenger automobiles are designed and will be built to accommodate electric vehicle (EV) charging stations. At minimum, the parking shall be designed to accommodate a number of EV charging stations equal the Tier 2 Nonresidential Voluntary Measures of the California Green Building Standards Code, Section A5.106.5.3.2.</p> <p>MM GHG-1c: Prior to issuance of occupancy permits, the project applicant/developer shall demonstrate to the satisfaction of the Contra Costa County Department of Conservation and Development, that the proposed parking areas for passenger automobiles are designed and will be built to provide parking for low-emitting, fuel-efficient, and carpool/van vehicles. At minimum, the number of preferential parking spaces for passenger automobiles shall equal the Tier 2 Nonresidential Voluntary Measures of the California Green Building Standards Code, Section A5.106.5.1.2. At minimum, the number of preferential parking spaces shall equal the Tier 2 Nonresidential Voluntary Measures of the California Green Building Standards Code, Section A5.106.5.1.2.</p> <p>MM GHG-1d: To reduce idling emissions from transport trucks, which places restrictions on idling, the project applicant/developer shall have signage placed at truck access gates, loading docks, and truck parking areas that clearly notes idling is strictly prohibited on the subject property. In coordination with Contra Costa County, the project applicant/developer shall also place similar signs in the adjacent streets in the Richmond/San Pablo area. At minimum, each sign placed outside the interior premises of the subject property shall note the idling</p>	<p>Less than significant impact.</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>prohibition on the adjacent streets and include telephone numbers of the building facilities manager and the California Air Resources Board to report violations. All signage shall be made of weather-proof materials. All site and architectural plans submitted to the Contra Costa County Department of Conservation and Development shall note the locations of these signs. Prior to issuance of occupancy permits, the Contra Costa County Department of Conservation and Development shall verify compliance with these requirements herein.</p> <p>MM GHG-1e: All landscaping equipment (e.g., leaf blower) used for property management shall be electric-powered only. The property manager/facility owner shall provide documentation (e.g., purchase, rental, and/or services agreement) to the Contra Costa County Department of Conservation and Development to verify, to the County’s satisfaction, that all landscaping equipment utilized will be electric-powered.</p> <p>MM GHG-1f: Renewable Electricity Prior to the issuance of grading and building permits for the proposed project, the project applicant shall provide Contra Costa County with documentation demonstrating that the rooftop photovoltaic system will satisfy 100 percent of operational electricity consumed by the project, including the electricity demand resulting from the electric vehicle fleet.</p> <p>If the rooftop photovoltaic system will not be able to supply the additional electricity demand resulting from the electric vehicle fleet charging requirements, the project applicant shall, prior to the issuance of the certificate of occupancy for the proposed project, provide Contra Costa County with documentation demonstrating that the additional electricity demand will be supplied with 100 percent carbon-free electricity sources. These sources may include, but are not limited to, Pacific Gas and Electric’s 100 Percent Solar Choice electricity service option or Marin Clean Energy’s MCE Deep Green 100 percent renewable electricity service option. This documentation shall also demonstrate that 100 percent carbon-free electricity sources will be utilized for the first 30 years of operation.</p> <p>To monitor and ensure that 100 percent of electricity demand generated by the proposed project is supplied with 100 percent carbon-free electricity sources, the project applicant shall maintain records of all electricity consumption and supply</p>	

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>associated with the proposed project’s operation and make these records available to the County upon request. Alternatively, the County may require periodic reporting and provision of written records and conduct regular inspections of the records to the maximum extent feasible and practicable.</p> <p>MM GHG-1g: Purchase Carbon Credits Prior to the issuance of the certificate of occupancy for the proposed project, the project applicant shall provide the County with documentation demonstrating the purchase of voluntary carbon credits pursuant to the following performance standards and requirements: the carbon offsets shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions as set forth in California Health and Safety Code Section 38562(d)(1); and ii. one carbon offset credit shall mean the past reduction or sequestration of one metric ton of carbon dioxide equivalent that is “not otherwise required” (CEQA Guidelines § 15126.4(c)(3)). The purchase shall be through a verified greenhouse gas (GHG) emissions credit broker in an amount sufficient to offset operational GHG emissions of no less than 4,848 <u>4,851</u> metric ton (MT) carbon dioxide equivalent (CO2e) per year starting in 2021, 4,097 <u>4,100</u> MT CO2e per year starting in 2023, 2,123 <u>2,126</u> MT CO2e per year starting in 2025, and 1,700 <u>1,703</u> MT CO2e per year starting in 2027, and <u>2,363</u> MT CO2e per year starting in 2045 for the first 30 years of project operations, based on current estimates of the project-related GHG emissions. Alternatively, the project applicant may purchase the total amount estimated over the lifetime of the proposed project (30 years), which is estimated to be 62,900 <u>66,986</u> MT CO2e. The purchase shall be verified as occurring prior to approval of occupancy permits. Copies of emission estimates and offset purchase contract(s) shall be provided to the County for review and approval prior to the issuance of the certificate of occupancy for the proposed project.</p> <p>Implement MM TRANS-1.</p>	
<p>Impact GHG-2: The proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.</p>	<p>Less than significant impact.</p>	<p>No mitigation required.</p>	<p>Less than significant impact.</p>
<p>Cumulative</p>	<p>Less than significant</p>	<p>No mitigation required.</p>	<p>Less than</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
	impact.		significant impact.
Section 3.8—Hazards and Hazardous Materials			
<p>Impact HAZ-1: The proposed project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.</p>	<p>Potentially significant impact.</p>	<p>MM HAZ-1a: Proper Disposal of Solid Waste Prior to the issuance of a grading permit, the applicant shall remove and dispose of all materials observed during the site reconnaissance for the Phase I Environmental Site Assessment (Phase I ESA) that are currently on the project site in accordance with applicable local, State, and federal regulations. The materials include, but are not limited to, metal vault-like structures, one pad-mounted electrical transformer with metal cabinet, and pile of creosote-treated telephone poles.</p> <p>MM HAZ-1b: Closure of On-site Groundwater Monitoring Wells If the four on-site groundwater monitoring wells located at 155 Parr Boulevard (identified in the Phase I Environmental Site Assessment [Phase I ESA] as MW-1 through MW-4) are encountered during grading activities, they (it) shall be properly closed under permit in accordance with applicable local, State, and federal regulations.</p> <p>MM HAZ-1c: Prepare a Soil Management Plan Prior to the issuance of a grading permit, the applicant shall prepare and submit a Soil Management Plan for review and approval by Contra Costa Environmental Health. The Soil Management Plan shall identify potential hazards that could be encountered during site grading activities and utility trench excavation, such as previously unidentified subgrade structures of environmental concern (e.g., underground storage tanks [USTs], sumps, septic tanks, oil-water separators, etc.) and/or soils exhibiting evidence of contamination from past industrial and agricultural uses on the site requiring special handling. The Soil Management Plan shall identify the procedures to properly identify and manage the discovery of previously unidentified subgrade structures of environmental concern and/or soils exhibiting evidence of contamination requiring special handling should they be encountered. The Soil Management Plan shall address testing, handling, containment, and disposal of subgrade structures of environmental concern, contaminated soil, and/or contaminated groundwater, notification requirements, and the implementation of worker safety measures.</p>	<p>Less than significant impact.</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact HAZ-2: The proposed project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment.</p>	<p>Less than significant impact.</p>	<p>No mitigation required.</p>	<p>Less than significant impact.</p>
<p>Impact HAZ-3: The proposed 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.</p>	<p>Less than significant impact.</p>	<p>No mitigation required.</p>	<p>Less than significant impact.</p>
<p>Impact HAZ-4: The proposed 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 it create a significant hazard to the public or the environment.</p>	<p>Less than significant impact.</p>	<p>No mitigation required.</p>	<p>Less than significant impact.</p>
<p>Impact HAZ-5: The proposed project would not be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, and result in a safety hazard or excessive noise for people residing or working the project area.</p>	<p>No impact.</p>	<p>No mitigation required.</p>	<p>No impact.</p>
<p>Impact HAZ-6: The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.</p>	<p>Less than significant impact.</p>	<p>No mitigation required.</p>	<p>Less than significant impact.</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact HAZ-7: The proposed project would not expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires.	Less than significant impact.	No mitigation required.	Less than significant impact.
Cumulative	Less than significant impact.	No mitigation required.	Less than significant impact.
Section 3.9—Hydrology and Water Quality			
Impact HYD-1: The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.	Less than significant impact.	No mitigation required.	Less than significant impact.
Impact HYD-2: The proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the proposed project may impede sustainable groundwater management of the basin.	Less than significant impact.	No mitigation required.	Less than significant impact.
<p>Impact HYD-3: The project could substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:</p> <ul style="list-style-type: none"> i) result in substantial erosion or siltation on- or off-site; (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; 	Potentially significant impact.	<p>MM HYD-3: Prepare Final Drainage Plan Prior to Grading</p> <ul style="list-style-type: none"> • In accordance with Division 914 of the Contra Costa County Ordinance Code, the project applicant shall collect and convey all stormwater entering and/or originating on this property, without diversion and within an adequate storm drainage facility, to a natural watercourse having definable bed and banks, or to an existing adequate public storm drainage system that conveys the stormwater to a natural watercourse. Any proposed diversions of the watershed shall be subject to hearing body approval. Prior to issuance of a grading permit, the applicant shall submit improvement plans for proposed drainage improvements, and a drainage report with hydrology and hydraulic calculations to the Engineering Services Division of the Public Works Department for review and approval that demonstrates the adequacy of the on-site drainage system and 	Less than significant impact.

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or</p> <p>(iv) impede or redirect flood flows.</p>		<p>the downstream drainage system. The applicant shall verify the adequacy at any downstream drainage facility accepting stormwater from this project prior to discharging runoff. If the downstream system(s) is not adequate to handle the Existing Plus Project condition for the required design storm, improvements shall be constructed to make the system adequate. The applicant shall obtain access rights to make any necessary improvements to off-site facilities.</p> <ul style="list-style-type: none"> • In accordance with Division 1014 of the Contra Costa County Ordinance Code, the applicant shall comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, or any of its Regional Water Quality Control Boards (San Francisco Bay—Region 2); and • Submit a Final Stormwater Control Plan and a Stormwater Control Operation and Maintenance Plan (O&M Plan) to the Public Works Department, which shall be reviewed for compliance with the County’s National Pollutant Discharge Elimination System (NPDES) Permit and shall be deemed consistent with the County’s Stormwater Management and Discharge Control Ordinance (Division 1014) prior to issuance of a building permit. Improvement Plans shall be reviewed to verify consistency with the Final Stormwater Control Plan and compliance with the Contra Costa Stormwater C.3 Guidebook of the County’s NPDES Permit and the County’s Stormwater Management and Discharge Control Ordinance (Division 1014) and be designed to discourage prolonged standing/ponding of water on-site. 	
<p>Impact HYD-4: The proposed project would not be located in a flood hazard zone, tsunami, or seiche zone, or risk release of pollutants due to project inundation.</p>	<p>Less than Potentially significant impact.</p>	<p>No mitigation required. Implement MM HYD-3.</p>	<p>Less than significant impact.</p>
<p>Impact HYD-5: The proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.</p>	<p>Less than significant impact.</p>	<p>No mitigation required.</p>	<p>Less than significant impact.</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Cumulative	Less than significant impact.	No mitigation required.	Less than significant impact.
Section 3.10—Land Use and Planning			
Impact LAND-1: The proposed project would not physically divide an established community.	Less than significant impact.	No mitigation required.	Less than significant impact.
Impact LAND-2: The proposed project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	Less than significant impact.	No mitigation required.	Less than significant impact.
Cumulative	Less than significant impact.	No mitigation required.	Less than significant impact.
Section 3.11—Noise			
Impact NOI-1: The proposed project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	Less than significant impact.	No mitigation required.	Less than significant impact.
Impact NOI-2: The proposed project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	Less than significant impact.	No mitigation required.	Less than significant impact.

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact NOI-3: The proposed project would not result in generation of excessive groundborne vibration or groundborne noise levels.	Less than significant impact.	No mitigation required.	Less than significant impact.
Impact NOI-4: The proposed project would not expose people residing or working in the project area to excessive noise levels for a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport.	No impact.	No mitigation required.	Less than significant impact.
Cumulative	Less than significant impact.	No mitigation required.	Less than significant impact.
Section 3.12—Public Services			
Impact PUB-1: The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection.	Less than significant impact.	No mitigation required.	Less than significant impact.

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact PUB-2: The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection.</p>	<p>Less than significant impact.</p>	<p>No mitigation required.</p>	<p>Less than significant impact.</p>
<p>Impact PUB-3: The proposed 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, response times or other performance objectives for schools.</p>	<p>Less than significant impact.</p>	<p>No mitigation required.</p>	<p>Less than significant impact.</p>
<p>Impact PUB-4: The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for library facilities.</p>	<p>Less than significant impact.</p>	<p>No mitigation required.</p>	<p>Less than significant impact.</p>
<p>Cumulative</p>	<p>Less than significant impact.</p>	<p>No mitigation required.</p>	<p>Less than significant impact.</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Section 3.13—Transportation			
<p>Impact TRANS-1: The proposed project may result in an increase in vehicle miles traveled that exceed the regional threshold.</p>	<p>Potentially significant impact.</p>	<p>MM TRANS-1: Prior to issuance of the certificate of occupancy, the applicant shall retain a qualified transportation consultant to prepare a project-specific Transportation Demand Management (TDM) Program that incorporates the following measures, where feasible. The TDM Program shall be reviewed and approved by the County, and the applicant shall implement all approved TDM measures.</p> <ul style="list-style-type: none"> ● Commute Trip Reduction Program ● Ride-sharing Program ● End of Trip Facilities ● <u>Last Mile Services</u> ● New Employee Commute Orientation ● Preferential Parking Program ● Employer-Sponsored Vanpool/Shuttle ● Transportation Network Company (TNC) Partnership 	<p>Significant and unavoidable, reduced to the extent feasible with MM TRANS-1.</p>
<p>Impact TRANS-2: The proposed project may substantially increase roadway safety hazards due to a geometric design feature or incompatible uses.</p>	<p>Potentially significant impact.</p>	<p>MM TRANS-2a: Prior to issuance of the certificate of occupancy for the proposed project, the applicant shall install a median and bulb outs on Parr Boulevard along the project frontage and stop signs at the project driveways and signage prohibiting vehicles from turning left out of the project driveways. Signage prohibiting the left turn movement out of the driveway shall also be provided.</p> <p>MM TRANS-2b: Prior to issuance of the building permit, the applicant shall (1) pay the North Richmond Area Of Benefit fee and (2) commit to installing one of the following improvements on Fred Jackson Way, Market Avenue, or Chesley Avenue prior to project occupancy:</p> <ul style="list-style-type: none"> ● Bulb outs ● Elevated crosswalks ● Speed tables ● Chicanes 	<p>Less than significant impact.</p>
<p>Impact TRANS-3: The proposed project would not result in inadequate emergency access.</p>	<p>Less than significant impact.</p>	<p>No mitigation required.</p>	<p>Less than significant impact.</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact TRANS-4: The proposed project may conflict with a plan for public transit, pedestrians, and bicycles.</p>	<p>Potentially significant impact.</p>	<p>MM TRANS-4a: Prior to the issuance of the certificate of occupancy, the applicant shall install curb ramps where required at all pedestrian walkways, a pedestrian connection between the two buildings, install a striped crosswalk across the north leg of the Richmond Parkway/Parr Boulevard intersection, and install pedestrian countdown signal heads to serve movements at the Parkway/Parr Boulevard intersection.</p> <p>MM TRANS-4b: Prior to the issuance of the certificate of occupancy, the applicant shall install short and long-term bicycle parking consistent with County Code Section 82-16.412 in a convenient location.</p>	<p>Less than significant impact.</p>
<p>Cumulative</p>	<p>Potentially significant impact.</p>	<p>Implement MM TRANS-1, TRANS-2a, TRANS-2b, TRANS-4a, and TRANS-4b.</p>	<p>Significant and unavoidable cumulative VMT impact with mitigation incorporated.</p>
<p>Section 3.14—Utilities and Service Systems</p>			
<p>Impact UTIL-1: The proposed project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.</p>	<p>Potentially significant impact.</p>	<p>Implement MM HYD-3.</p>	<p>Less than significant impact.</p>
<p>Impact UTIL-2: The proposed project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.</p>	<p>Less than significant impact.</p>	<p>No mitigation required.</p>	<p>Less than significant impact.</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact UTIL-3: The proposed project would not result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments.	Less than significant impact.	No mitigation required.	Less than significant impact.
Impact UTIL-4: The proposed project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.	Less than significant impact.	No mitigation required.	Less than significant impact.
Impact UTIL-5: The proposed project would comply with federal, state, and local statutes and regulations related to solid waste.	Less than significant impact.	No mitigation required.	Less than significant impact.
Cumulative	Less than significant impact.	No mitigation required.	Less than significant impact.
Section 3.15—Wildfire			
Impact WILD-1: The proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan.	Less than significant impact.	No mitigation required.	Less than significant impact.
Impact WILD-2: The proposed project would not due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.	Less than significant impact.	No mitigation required.	Less than significant impact.

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact WILD-3: The proposed project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.</p>	<p>Less than significant impact.</p>	<p>No mitigation required.</p>	<p>Less than significant impact.</p>
<p>Impact WILD-4: The proposed project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.</p>	<p>Less than significant impact.</p>	<p>No mitigation required.</p>	<p>Less than significant impact.</p>
<p>Cumulative</p>	<p>Less than significant impact.</p>	<p>No mitigation required.</p>	<p>Less than significant impact.</p>

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