FIRSTCARBONSOLUTIONS™

DRAFT
Environmental Impact Report
Oak Park Properties Specific Plan
Pleasant Hill, California

State Clearinghouse Number: 2018112058

Prepared for:
City of Pleasant Hill
100 Gregory Lane
Pleasant Hill, CA 94523
925.671.5224

Contact: Troy Fujimoto, Acting City Planner

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

Contacts: Mary Bean, Project Director
Kelsey Bennett, Sr. Project Manager

Date: August 30, 2019

THIS PAGE INTENTIONALLY LEFT BLANK

Table of Contents

List of Appendices

List of Tables

List of Exhibits

THIS PAGE INTENTIONALLY LEFT BLANK

ACRONYMS AND ABBREVIATIONS

°C	degrees Celsius (Centigrade)
°F	degrees Fahrenheit
µg/m^3	micrograms per cubic meter
AAQS	Ambient Air Quality Standards
AB	Assembly Bill
ABAG	Association of Bay Area Governments
ACHP	Advisory Council on Historic Preservation
ACLUP	Airport Comprehensive Land Use Plan
ACM	asbestos-containing material
ACP	Alternative Compliance Plan
AD	anno domini
ADA	Americans with Disabilities Act
ADT	average daily traffic
ADU	accessory dwelling units
AERMOD	American Meteorological Society/Environmental Protection Agency Regulatory Model
AF	acre-foot
AFY	acre-feet/year
AIA	Airport Influence Area
AIC	Archaeological Information Center
AICUZ	Air Installation Compatibility Use Zone
AIRFA	American Indian Religious Freedom Act
ALUC	Airport Land Use Commission
APCD	Air Pollution Control District
APE	Area of Potential Effect
APN	Assessor's Parcel Number
AQI	Air Quality Index
AQMD	Air Quality Management District
AQP	Air Quality Plan
ARB	California Air Resources Board
ARPA	Archaeological Resources Protection Act
AST	aboveground storage tank
ATCM	Airborne Toxic Control Measures
BAAQMD	Bay Area Air Quality Management District
BART	Bay Area Rapid Transit
BAU	Business as Usual

BC	before Christ
BCDC	Bay Conservation and Development Commission
BCE	before Common Era
BCF	billion cubic feet
BCF/year	billion cubic feet per year
BMP	Best Management Practice
BTU	British thermal unit
BVOC	biogenic volatile organic compound
$C0_2$	carbon dioxide
CAA	Clean Air Act
CA FID	California Facility Inventory Database
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
CAL FIRE	California Department of Forestry and Fire Protection
Cal/EPA	California Environmental Protection Agency
CALGreen	California Green Building Standards Code
Cal/OSHA	California Occupational Health and Safety Administration
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CAPCOA	California Air Pollution Control Officers Association
CBC	California Building Standards Code
CBPP	Countywide Bicycle and Pedestrian Plan
CCAA	California Clean Air Act
CCCC	California Climate Change Center
CCCFPD	Contra Costa County Fire Protection District
CCCWP	Contra Costa Clean Water Program
CCEH	Contra Costa Environmental Health
CCHMP	Contra Costa Hazard Mitigation Plan
CCR	California Code of Regulations
CCTA	Contra Costa Transportation Authority
CCTS	Central California Taxonomic System
CCWD	Contra Costa Water District
CDF	California Department of Finance
CDFW	California Department of Fish and Wildlife
CE	Common Era
Central San	Central Contra Costa County Sanitation District
CEQA	California Environmental Quality Act

CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CFC	chlorofluorocarbon
CFR	Code of Federal Regulations
cfs	cubic feet per second
CH_4	methane
CHL	California Historical Landmarks
CHRIS	California Historical Resources Information System
CIP	Capital Improvement Program
CMA	Congestion Management Agency
CMP	Congestion Management Plan
CNDDB	California Natural Diversity Database
CNEL	community noise equivalent level
CNPS	California Native Plant Society
CO	carbon monoxide
CO_2	carbon dioxide
CO_4	methane
CO_2e	carbon dioxide equivalent
CPHI	California Points of Historical Interest
CPT	Cone Penetration Testing
CPTED	Crime Prevention Through Environmental Design
CPUC	California Public Utilities Code
CRHR	California Register of Historical Resources
CTR	California Toxics Rule
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
dB	decibel
dBA	A-weighted decibel
DBH	diameter at breast height
DNL	Day-Night Level
DOT	United States Department of Transportation
DPM	diesel particulate matter
DPR	California Department of Parks and Recreation
DTSC	California Department of Toxic Substances Control
DWR	California Department of Water Resources
EBMUD	East Bay Municipal Utilities District
EBRPD	East Bay Regional Park District
EIR	Environmental Impact Report

EMFAC	Emission Factor
EOC	Emergency Operations Center
EOP	Emergency Operations Plan
EPA	United States Environmental Protection Agency
ESA	Environmental Site Assessment
ESL	environmental screening levels
EV	electric vehicle
FAA	Federal Aviation Administration
FAR	floor area ratio
FCS	FirstCarbon Solutions
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FHSZ	Fire Hazard Severity Zone
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
FTA	Federal Transit Administration
GHG	greenhouse gas
GMP	Groundwater Management Plan
gpm	gallons per minute
GVWR	gross vehicle weight rating
GWh	gigawatt-hours
GWh/y	gigawatt-hours per year
GWP	global warming potential
HABS	Historic American Building Survey
HAZNET	Hazardous Waste Information System
HCD	California Department of Housing and Community Development
HCM	Highway Capacity Manual
HFC	hydrofluorocarbon
HMBP	Hazardous Materials Business Plan
HMMRP	Habitat Mitigation Monitoring and Reporting Plan
HMP	Hazard Mitigation Plan
HMUPA	Hazardous Materials Unified Program Agency
HOV/HOT	High Occupancy Vehicle/High Occupancy Toll
HRA	Health Risk Assessment
HRI	California Historic Resources Inventory
HSC	Health and Safety Code
HVAC	heating, ventilation, and air conditioning
HWCL	Hazardous Waste Control Law

IPCC	United Nations Intergovernmental Panel on Climate Change
ITE	Institute of Transportation Engineers
kW	kilowatt
kWh	kilowatt-hour
LCFS	Low Carbon Fuel Standard
L_{dn}	day/night average sound level
LED	light emitting diode
L_{eq}	equivalent sound level
LEV	Low-Emission Vehicle
LID	Low Impact Development
L_{max}	maximum noise/sound level
LOS	Level of Service
LSE	load-serving entities
LUST	Leaking Underground Storage Tank
MBTA	Migratory Bird Treaty Act
MDUSD	Mount Diablo Unified School District
mgd	million gallons per day
MLD	most likely descendant
MMI	Modified Mercalli Intensity
mph	miles per hour
MS4	Municipal Separate Storm Sewer System
MSL	mean sea level
MT	metric ton
MMT	million metric ton
MTC	Metropolitan Transportation Commission
MTS	Metropolitan Transportation System
MW	megawatt
MWh	megawatt hour
MXD	mixed-use development
N_2O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAGPRA	Native American Graves Protection and Repatriation Act
NAHC	Native American Heritage Commission
NDC	nationally determined contributions
NEPA	National Environmental Policy Act
NESHAP	National Emissions Standards for Hazardous Air Pollutants
NF_3	nitrogen trifluoride
NFHL	National Flood Hazard Layer

NFIP	National Flood Insurance Program
NFPA	National Fire Protection Association
NHPA	National Historic Preservation Act
NHTSA	National Highway Traffic Safety Administration
NO_2	nitrogen dioxide
NOAA	National Marine Fisheries Service
NOC	Notice of Completion
NOP	Notice of Preparation
NO_x	oxides of nitrogen
NPPA	California Native Plant Protection Act
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
NTR	National Toxics Rule
NWIC	Northwest Information Center
O_3	ozone
OA	Operational Area
OAL	Office of Administrative Law
OEHHA	California Office of Environmental Health Hazard Assessment
OES	Office of Emergency Services
ONAC	Federal Office of Noise Abatement and Control
OPR	Office of Planning and Research
OSHA	Occupational Safety and Health Administration
PCB	polychlorinated biphenyl
pCi/L	picocuries per liter
PFC	perfluorocarbon
PG&E	Pacific Gas & Electricity
PGI	Pari & Gershon, Inc.
PHF	peak-hour factor
PHPD	Pleasant Hill Police Department
PLS	Palletized Load System
PM_{10}	particulate matter, including dust, 10 micrometers or less in diameter
$PM_{2.5}$	particulate matter, including dust, 2.5 micrometers or less in diameter
ppb	parts per billion
ppm	parts per million
ppt	parts per trillion
PPV	peak particle velocity
PRC	Public Resources Code

PUD	Planned Unit District
PVC	polyvinyl chloride
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
RecycleSmart	Central Contra Costa County Solid Waste Authority
RHNA	Regional Housing Needs Allocation
RMP	Risk Management Plan
rms	root means square
ROG	reactive organic gases
RPD	Recreation and Park District
RWQCB	Regional Water Quality Control Board
SARA	Superfund Amendments and Reauthorization Act
SB	Senate Bill
SCAQMD	South Coast Air Quality Management District
SF_6	sulfur hexafluoride
SFBAAB	San Francisco Bay Area Air Basin
SFHA	Special Flood Hazard Area
SFPUC	San Francisco Public Utilities Commission
SHPO	State Historic Preservation Office
SIP	State Implementation Plan
SLCP	short-lived climate pollutant
SO_2	sulfur dioxide
SPCC	Spill Prevention, Control, and Countermeasure
SR	State Route
State Water Board	State Water Resources Control Board
SWEEP	State Water Efficiency ad Enhancement Program
SWPPP	Storm Water Pollution Prevention Plan
TAC	toxic air contaminants
TCM	transportation control measures
TDM	Transportation Demand Management
TDS	total dissolved solids
Tg	teragram
therms/y	therms per year
TIA	Transportation Impact Analysis
TMA	Transportation Management Association
TMDL	Total Maximum Daily Load
TOD	Transit Oriented Development
UCMP	University of California Museum of Paleontology

UFC	Uniform Fire Code
UGB	Urban Growth Boundary
UNFCCC	United Nations Framework Convention on Climate Change
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	underground storage tank
UWMP	Urban Water Management Plan
V/C	volume to capacity ratio
VdB	velocity in decibels
VDECS	Verified Diesel Emission Control Strategies
VMT	vehicle miles traveled
VOC	volatile organic compounds
WDR	Waste Discharge Requirement
WEAP	Worker Environmental Awareness Program
WMP	Waste Management Plan
WSA	Water Supply Assessment
WTP	Water Treatment Plant
WWTP	Wastewater Treatment Plant
ZEV	zero-emission vehicles

EXECUTIVE SUMMARY

Purpose

This Environmental Impact Report (EIR) is prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the Oak Park Properties Specific Plan (proposed plan) (State Clearinghouse No. 2018112058). This document is prepared in conformance with CEQA (California Public Resources Code [PRC] § 21000, *et seq*.) and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, § 15000, *et seq*.).

The purpose of this EIR 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 proposed plan. This EIR describes potential impacts relating to a wide variety of environmental issues and methods by which these impacts can be mitigated or avoided.

Project Summary

Project Location

The plan area is located in the southeastern area of the City of Pleasant Hill. The plan area is roughly located at the intersection of Oak Park Boulevard and Monticello Avenue. The 16.60-acre plan area consists primarily of two general land areas, a portion of Monticello Avenue right-of-way, a portion of Grayson Creek Corridor, and segments of Oak Park Boulevard and Monticello Avenue. The plan area is surrounded by residential, commercial, and recreational land uses. Pleasant Hill Middle School Field and Pleasant Oaks Park are adjacent to the northern project site boundary, and an East Bay Municipal Utility District (EBMUD) multi-use trail is adjacent to the eastern project site boundary. A segment of Oak Park Boulevard is located along the southern boundary of the plan area, and a portion of Monticello Avenue roughly bisects the plan area as it extends from north to south.

Project Description

The City of Pleasant Hill proposes to adopt the proposed plan, a comprehensive planning document that would establish specific guiding principles for future development of 16.60 acres of land across various properties within the plan area. The proposed plan contemplates two development projects (the Civic Project and the Residential Project) within the plan area's boundaries:

The Civic Project located along and east of Monticello Avenue would:

- Redevelop the site of the former Oak Park Elementary School, which ceased operation in 1976. The buildings were utilized by a series of non-profits until 2008; all buildings and hardscape were demolished in 2009;
- Develop a new City library and associated parking lot;
- Modify existing floodplain drainage system with detention basins;

- Upgrade three existing outfalls to Grayson Creek (Grayson Creek Outfalls Project);
- Create a new pedestrian trail immediately west of the Grayson Creek Corridor;
- Develop a new park with athletic fields and associated restroom/storage facilities and parking area;
- Redesign and improve Monticello Avenue (between Oak Park Boulevard and Santa Barbara Road) to provide one lane in each direction, roadway utility improvements, bicycle lanes, sidewalks, street lights, and landscape improvements; and
- Widen and improve Oak Park Boulevard (between the East Bay Municipal Utility District (EBMUD) trail right-of-way and the western plan area boundary) to include new turn pockets, roadway utility improvements, landscaping, street lights, and upgraded sidewalks on the north side of the street as well as upgrade the traffic signal at the Oak Park Boulevard/Monticello Avenue intersection.
- Construct a potential future pre-cast pedestrian bridge across Grayson Creek, connecting the EBMUD trail to the proposed pedestrian trail on the Civic Project site. The bridge may be constructed once funding is secured.

The Residential Project located west of Monticello Avenue would:

- Demolish the existing Contra Costa County Library and vacant administrative offices and remove the associated parking lot and redevelop the site with 34 single-family homes with seven accessory dwelling units; and
- Develop a new pocket park.

Project Objectives

The proposed plan has the following objectives for implementation of the two projects:

Specific Plan

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

Civic Project

Library Component

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

Roadway, Trail, Creek, and Floodplain Improvements Component

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

Park Component

- To enhance recreation and park facilities for City of Pleasant Hill residents;
- To create new high-quality athletic fields to support local youth leagues and provide positive out-of-school time youth activities;
- To increase field time available for sports leagues by extending useable playing time;
- To provide opportunities for adults to improve their health and wellness through active sports opportunities;
- To offer a community-gathering place via a park that provides active and passive spaces;
- To reduce impact on other parks in the City of Pleasant Hill by adding popular amenities such as bocce ball courts;
- To improve drop-off/pick-up access to Pleasant Hill Middle School through the modification of the parking area north of the Civic Project site; and
- To meet the recreation service demand established in the Contra Costa Local Agency Formation Commission *Municipal Service Review: Parks and Recreation and Cemetery Services*.[1]

Residential Project

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

[1] Contra Costa County Local Agency Formation Commission. 2010. Municipal Service Review: Parks and Recreation and Cemetery Services. April.

Significant Unavoidable Adverse Impacts

The Civic Project would not result in any significant and unavoidable impacts.

The Residential Project would result in the following significant and unavoidable impacts**:**

- Historic resources impact related to demolition of the California Register of Historic Resources (CRHR)-eligible library currently located at 1750 Oak Park Boulevard; and
- Cumulative historic resources impact related to demolition of the existing CRHR-eligible library.

Summary of Project Alternatives

The following alternatives to the proposed plan are evaluated to determine whether they would reduce or avoid the significant and unavoidable impacts related to the Residential Project.

No Project, No Development Alternative: The proposed plan would not be implemented. Neither the Civic Project nor the Residential project would proceed. The existing library on the Residential Project site would remain operational and the administrative offices would remain vacant. The library would remain operational as long as County funding remained available to address ongoing and deferred maintenance issues. The Civic Project site would also remain vacant. No roadway improvements or creek improvements would occur. The pedestrian trail and potential future bridge proposed along the eastern portion of the Civic Project to connect the to the off-site East Bay Municipal Utilities District (EBMUD) trail would not be constructed.

Code Compliant Alternative: The proposed plan would not be developed. The existing library would remain operational as long as County funding remains available and the administrative offices would remain vacant on the 1750 Oak Park property. No new library or new park would be constructed or operated as part of the Civic Project.

The Pleasant Hill 2015 Housing Element designates the 1700 Oak Park Boulevard property as a potential housing site;[2] therefore, for this alternative, the 1700 Oak Park Boulevard property would be developed with a total of 96 single-family, small-lot, detached units as set forth in the Housing Element. This would result in a density of approximately 10 to 12 units per acre on the 1700 Oak Park Boulevard property. No new library or new ballfields would be constructed or operated as part of this alternative.

The stormwater infrastructure improvements and construction of the pedestrian trail, as described under the Civic Project, would occur. Similar to the Civic Project, the proposed pedestrian trail along the eastern portion of the Civic Project would be constructed. In addition, the potential future pre-cast pedestrian bridge across Grayson Creek, connecting the EBMUD trail to the proposed pedestrian trail on the Civic Project site may be constructed once funding is secured. The roadway improvements as described under the Civic Project would also occur.

[2] City of Pleasant Hill. 2015. Pleasant Hill 2015 General Plan Housing Element-Table D1. Potential Housing Sites (page 92). Website: https://www.ci.pleasant-hill.ca.us/DocumentCenter/View/5328/2009-ADOPTED-and-CERTIFIED-Housing-Element-August?bidId=. Accessed January 3, 2019.

Partial Historic Preservation Alternative: The proposed park and library as detailed under the Civic Project would be constructed and operated on the 1700 Oak Park property. All creek, floodplain, and roadway improvements and construction of the pedestrian trail, as described under the Civic Project, would also occur. However, with respect to the Residential Project, on the 1750 Oak Park property, architecturally significant elements of the existing library complex including the rotunda and connected southern annex building (Sections A and B in original building drawings totaling 30,000 to 32,985 gross square feet) would be preserved in keeping with the Secretary of Interior's standards for the rehabilitation of historic properties and subject to the 2016 California Historic Building Code (CCR, Title 24, Part 8). The goal in rehabilitating these two sections would be to preserve the relationship between the circular library rotunda (Section A) and the angular, zigzag roofed annex (Section B). The sharp contrasts in form and style between the two connected sections are representative of the architecturally significant "International Style" in which the library complex was designed. Other significant elements to be retained include these sections' vitrolite paneling, aluminum framing, and windows. Once retrofitted, the buildings could be re-utilized as a residential-serving community center. This residential-serving community center would be available to the tenants on the site only, and would not be a resource for the community. Under this alternative, 21,840 to 24,736 gross square feet of the existing library building complex would be demolished. Up to 10 single-family residential units with up to two accessory dwelling units would be constructed and operated around the rehabilitated section of the existing library structure throughout the 1750 Oak Park property. Similar to the Residential Project, 1750 Oak Park property access would be from off of Monticello Avenue.

Areas of Concern

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 proposed plan was issued on November 15, 2018. The NOP describing the original concept for the proposed plan and issues to be addressed in the EIR was distributed to the State Clearinghouse, responsible agencies, and other interested parties for a 30-day public review period extending from November 15, 2018 through December 17, 2018. The NOP identified the potential for significant impacts on the environment related to the following topical areas:

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

Disagreement Among Experts

This EIR contains substantial evidence to support all the conclusions presented herein. It is possible that there will be disagreement among various parties regarding these conclusions, although the City of Pleasant Hill is not aware of any disputed conclusions at the time of this writing. Both the CEQA Guidelines and case law clearly provide the standards for treating disagreement among experts. Where evidence and opinions conflict on an issue concerning the environment, and the lead agency knows of these controversies in advance, the EIR 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 proposed plan.

It is also possible that evidence will be presented during the 45-day, statutory EIR public review period 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 EIR, and can certify the Final EIR without needing to resolve disagreements among experts.

Public Review of the Draft EIR

Upon completion of the Draft EIR, the City of Pleasant Hill filed a Notice of Completion (NOC) with the State Office of Planning and Research to begin the public review period (PRC § 21161). Concurrent with the NOC, the Draft EIR would be distributed to responsible and trustee agencies, other affected agencies, surrounding cities, and interested parties, as well as all parties requesting a copy of the Draft EIR in accordance with Public Resources Code 21092(b)(3). During the public review period, the Draft EIR, including the technical appendices, is available for review at the City of Pleasant Hill offices and two alternative locations. The address for each location is provided below:

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

Pleasant Hill Library
1750 Oak Park Boulevard
Pleasant Hill, CA 94523
Hours:
Monday: 12:00 p.m.–8:00 p.m.
Tuesday: 1:00 p.m.–8:00 p.m.
Wednesday and Thursday: 11:00 a.m.–6:00 p.m.
Friday and Saturday: 10 a.m.–5:00 p.m.
Sunday: Closed

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

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:

Troy Fujimoto, Acting City Planner
City of Pleasant Hill
100 Gregory Lane
Pleasant Hill, CA 94523
Phone: 925.671.5224
Email: tfujimoto@pleasanthillca.org

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 City of Pleasant Hill on the proposed plan, 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 proposed plan.

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 implementation of the proposed plan. 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).

THIS PAGE INTENTIONALLY LEFT BLANK

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 plan would not have a substantial adverse effect on a scenic vista.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Impact AES-2: The proposed plan would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a State scenic highway.	No Impact (Civic Project and Residential Project)	No mitigation is necessary.	No Impact (Civic Project and Residential Project)
Impact AES-3: In non-urbanized areas, the proposed plan would not substantially degrade the existing visual character or quality of public views of the site and its surroundings or conflict with applicable zoning and other regulations governing scenic quality.[3]	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Impact AES-4: The proposed plan would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	Potentially Significant (Civic Project and Residential Project)	**MM AES-4: Adhere to Architectural Design Review Process and Standards** ***Civic Project and Residential Project:*** As part of the City's review process, the Civic Project and Residential Project shall each include the following features in its design review submittal: • Structures facing a public street or neighboring property shall use minimally reflective glass, and other materials and colors used on the exterior of buildings and structures shall be selected with attention to minimizing reflective glare.	Less Than Significant with Mitigation (Civic Project and Residential Project)

[3] For the purposes of this analysis, the project site is considered a not fully urbanized area. Therefore, out of an abundance of caution, this analysis evaluates publicly accessible views of the site and its surroundings.

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Cumulative Impact	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Section 3.2—Air Quality			
Impact AIR-1: The proposed plan could conflict with or obstruct implementation of the applicable air quality plan.	Potentially Significant (Civic Project and Residential Project)	Implement MM AIR-2, MM AIR-3, and MM GHG-1 (Civic Project and Residential Project)	Less Than Significant with Mitigation (Civic Project and Residential Project)
Impact AIR-2: The proposed plan could result in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment under an applicable federal or state ambient air quality standard.	Potentially Significant for plan- and cumulative-level construction impacts (Civic Project and Residential Project)	**MM AIR-2: Implement BAAQMD Best Management Practices During Construction** ***Civic Project and Residential Project:*** The following Best Management Practices (BMPs), as recommended by the BAAQMD, shall be included in the design of the Civic Project and Residential Project and implemented during construction: • All active construction areas shall be watered at least two times per day. • All exposed non-paved surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and access roads) shall be watered at least three times per day and/or non-toxic soil stabilizers shall be applied to exposed non-paved surfaces. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered and/or shall maintain at least 2 feet of freeboard. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall	Less Than Significant with Mitigation (Civic Project and Residential Project)

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		be limited to 15 miles per hour. • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage regarding idling restrictions shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. • The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The City of Pleasant Hill and the construction contractor shall take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.	

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact AIR-3: The proposed plan could expose sensitive receptors to substantial pollutant concentrations.	Potentially Significant (Civic Project and Residential Project)	Implement MM AIR-2 and the following: **MM AIR-3: Use Construction Equipment That Meets Tier IV Off-road Emission Standards** ***Civic Project and Residential Project:*** During construction activities, all off-road equipment with engines greater than 50 horsepower shall meet either EPA or ARB Tier IV Interim off-road emission standards. The construction contractor for the Civic Project and for the Residential Project shall maintain records concerning its efforts to comply with this requirement, including equipment lists. Off-road equipment descriptions and information may include but are not limited to equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, and engine serial number. If engines that comply with Tier IV Interim off-road emission standards are not commercially available, then the construction contractor for the Civic Project and for the Residential Project shall use the next cleanest piece of off-road equipment (e.g., Tier III) available. For purposes of this mitigation measure, "commercially available" shall mean the availability of Tier IV Interim engines taking into consideration factors such as (i) critical-path timing of construction; and (ii) geographic proximity to the Civic Project and Residential Project of equipment. The contractor can maintain records for equipment that is not	Less Than Significant with Mitigation (Civic Project and Residential Project)

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		commercially available by providing letters from at least two rental companies for each piece of off-road equipment where the Tier IV Interim engine is not available.	
Impact AIR-4: The proposed plan would not result in other emissions (such as those leading to odors adversely affecting a substantial number of people).	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Cumulative Impact	Potentially Significant (Civic Project and Residential Project)	Implement MM AIR-2, MM AIR-3, and MM GHG-1 (Civic Project and Residential Project).	Less Than Significant with Mitigation (Civic Project and Residential Project)
Section 3.3—Biological Resources			
Impact BIO-1: The proposed plan could have a substantial adverse effect, either directly or indirectly through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.	Potentially Significant (Civic Project and Residential Project)	Implement MM BIO-2 (Civic Project only) and MM NOI-1 (Civic Project and Residential Project) and the following measures: **MM BIO-1a: Avoid Active Migratory Bird Nests During Construction** ***Civic Project and Residential Project:*** The following measures shall be implemented for construction work during the nesting season (February 15 through August 31): • Implementation of the following avoidance and minimization measures would avoid or minimize potential effects to migratory birds and habitat in and adjacent to the Civic Project and Residential Project sites. These measures shall be implemented for construction work in the plan area that occurs during the nesting season (February 15 through August 31): - If construction or tree removal is proposed during the breeding/nesting	Less Than Significant with Mitigation (Civic Project and Residential Project)

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		season for migratory birds (typically February 15 through August 31), a qualified Biologist shall conduct pre-construction surveys for northern harrier and other migratory birds within the construction area, including a 300-foot survey buffer, no more than 3 days prior to the start of ground disturbing activities in the construction area. - If an active nest is located during pre-construction surveys, USFWS and/or CDFW (as appropriate) shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or a qualified biologist deems disturbance potential to be minimal. Restrictions shall include consultation with a qualified Biologist to determine appropriate exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet around an active raptor nest and 50-foot radius around an active migratory bird nest) or alteration of the construction schedule. - A qualified biologist shall delineate the buffer using nest buffer signs, environmentally sensitive area fencing, pin flags, and or flagging tape. The buffer zone shall be maintained around the active nest site(s) until the young have fledged and are foraging independently.	

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		MM-BIO-1b: Avoid Active Migratory and Nesting Bats Roosts During Construction ***Civic Project and Residential Project:*** The following measures shall be implemented prior to construction work related to building, other structure, or tree removal or modification in the plan area: • If suitable roosting habitat for special-status bats will be affected by Civic and Residential Project construction (e.g., removal of buildings or trees, modification of bridges), a qualified wildlife biologist will conduct surveys for special-status bats during the appropriate time of day to maximize detectability to determine if bat species are roosting near the work area no less than 7 days and no more than 14 days prior to beginning ground disturbance and/or construction. Survey methodology may include visual surveys of bats (e.g., observation of bats during foraging period), inspection for suitable habitat, bat sign (e.g., guano), or use of ultrasonic detectors (Anabat, etc.). Visual surveys will include trees within 0.25 mile of construction activities, where practicable. The type of survey will depend on the condition of the potential roosting habitat. If no bat roosts are found, then no further study is required. • If evidence of bat use is observed, the number and species of bats using the roost will be determined. Bat detectors may be used to supplement survey efforts.	

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		• If roosts are determined to be present and must be removed, the bats will be excluded from the roosting site before the facility is removed. A mitigation program addressing compensation, exclusion methods, and roost removal procedures will be developed prior to implementation. Exclusion methods may include use of one-way doors at roost entrances (bats may leave but cannot not reenter), or sealing roost entrances when the site can be confirmed to contain no bats. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). • If roosts cannot be avoided or it is determined that construction activities may cause roost abandonment, such activities may not commence until permanent, elevated bat houses have been installed outside of, but near the construction area. Placement and height will be determined by a qualified wildlife biologist, but the height of the bat house will be at least 15 feet. Bat houses will be multi-chambered and will be purchased or constructed in accordance with CDFW standards. The number of bat houses required will be dependent upon the size and number of colonies found, but at least one bat house will be installed for each pair of bats (if occurring individually), or of sufficient number to accommodate each colony of bats to be relocated.	

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		MM-BIO-1c: Avoid Active Turtle Dens During Construction ***Civic Project:*** The project sponsors for the Civic Project shall implement the following measures for construction work on the Civic Project site during the overwintering season (October 1 through February 28/29): • The project sponsors for the Civic Project shall avoid construction on the Civic Project site when western pond turtle adults and hatchlings are overwintering (October 1 to February 28/29), because of the likelihood that turtle adults and juveniles could be present in upland habitats (i.e., the ruderal field adjacent to the Creek Corridor). If construction activities must occur during this time frame, a survey for overwintering locations shall be conducted no more than 14 days prior to construction. If this species is found overwintering within the Civic Project site, den locations shall be avoided until the area is unoccupied, as determined by a qualified biologist. • No more than 30 days prior to the first ground-disturbing activities, the project sponsors for the Civic Project shall retain a qualified wildlife biologist to conduct a focused survey for western pond turtle to determine presence or absence of this species within a 100-foot radius of the disturbance area. If construction occurs between April 1 and September 30, this survey shall include turtle nests. If a nest is	

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		found within a 100-foot radius of the Civic Project site, construction shall not take place within 100 feet of the nest until the turtles have hatched or the eggs have been moved to an appropriate location under consultation with a qualified biologist. • Before any activities begin on the Civic Project, an approved biologist will conduct a Worker Environmental Awareness Program (WEAP) for all construction personnel. At a minimum, the training will include a description of the western pond turtle and its habitat, the specific measures that are being implemented to conserve western pond turtle on the Civic Project site. Brochures, books, and briefings may be used in the WEAP, provided that a qualified person is on hand to answer any questions. • Revegetation will occur with an assemblage of native riparian/wetland and riparian upland vegetation suitable for Grayson Creek and its associated riparian corridor. Locally collected plant materials will be used to the extent practicable. Invasive, exotic plants will be controlled to the maximum extent practicable during construction. This measure will be implemented by the City in all areas disturbed by activities associated with Grayson Creek and its associated riparian corridor, unless the CDFW and project sponsors for the Civic Project determine that it is not feasible or practical.	

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		• The number of access routes, size of staging areas, and the total area of the activity will be limited to the minimum necessary. Environmentally Sensitive Areas will be established to confine access routes and construction areas to the minimum area necessary to complete construction, and minimize the impact to western pond turtle habitat; this goal includes locating access routes and construction areas outside of riparian areas to the maximum extent practicable.	
Impact BIO-2: Development of the proposed Civic Project could have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.	Potentially Significant (Civic Project) No Impact (Residential Project)	Implement MM BIO-2 (Civic Project only) and MM NOI-1 (Civic Project only) and the following measures: **MM BIO-2a: Obtain CWA Sections 401 and 404 Permits Prior to Construction** ***Civic Project:*** Prior to the fill of any potentially jurisdictional waters as part of the Civic Project, the project sponsors for the Civic Project shall consult with the USACE to determine the extent, if at all, that waters of the United States may be impacted by the Grayson Creek Outfalls Project. This consultation may include a jurisdictional delineation. If potential jurisdictional waters cannot be avoided, the following steps shall be adhered to with regard to permits: • The project sponsors for the Civic Project shall obtain a Section 404 Clean Water Act (CWA) permit for impacts to waters of the	Less Than Significant with Mitigation (Civic Project) No Impact (Residential Project)

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

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

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		MM BIO-2b: File Notification of Streambed Alteration Agreement Prior to Construction ***Civic Project:*** In order to protect the long-term habitat of Grayson Creek, the project sponsors for the Civic Project shall ensure that the Creek is not obstructed and human intrusion into the riparian area is minimized. In compliance with Section 1600 of the California Fish and Game Code, the project sponsors for the Civic Project shall file a notification of a Streambed Alteration Agreement prior to conducting any construction activities within the creek corridor, defined by the CDFW as the top of bank plus the outer edge of the dripline of riparian vegetation. Measures shall include but not be limited to the implementation of erosion and bank stabilization measures, riparian habitat enhancement, and/or restoration and revegetation of the stream corridor habitat at no less than a 1:1 ratio. The details of this mitigation effort shall be outlined in a riparian habitat mitigation plan that shall be implemented as part of the construction of the outfalls.	
Impact BIO-3: The proposed plan would not have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	No Impact (Civic Project and Residential Project)	No mitigation is necessary.	No Impact (Civic Project and Residential Project)

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact BIO-4: The proposed plan would not substantially interfere with the movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	Potentially Significant (Civic Project) Less Than Significant (Residential Project)	Implement MM BIO-1a through MM BIO-1c (Civic Project) No mitigation is necessary (Residential Project)	Less Than Significant with Mitigation (Civic Project) Less Than Significant (Residential Project)
Impact BIO-5: The proposed plan could conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	Potentially Significant (Civic Project and Residential Project)	**MM BIO-5a: Obtain Tree Removal Permits Prior to Construction** ***Civic Project and Residential Project:*** Any plan affecting trees should be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans and demolition plans. **MM BIO-5b: Implement Tree Protection Treatments Prior to Construction** ***Civic Project and Residential Project:*** • The Demolition Contractor shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection. Of specific concern is removal of existing chain-link fence in along the northeast and east property lines. • Cap and abandon all existing underground utilities within the Tree Protection Zone in place. Removal of utility boxes by hand is acceptable but no trenching should be performed within the Tree Protection Zone in an effort to remove utilities, irrigation lines, etc.	Less than Significant with Mitigation (Civic Project and Residential Project)

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		• Fence trees to completely enclose the Tree Protection Zone prior to demolition, grubbing, or grading. Fences shall be 6-foot chain link or equivalent as approved by the City of Pleasant Hill. Fences are to remain until all construction is completed. • Trees to be preserved may require pruning to provide construction clearance. Pruning of off-site trees should be performed with the property owner's permission. All pruning shall be completed by a Certified Arborist or Tree Worker. Pruning shall adhere to the latest edition of the ANSI Z133 and A300 standards as well as the Best Management Practices—Tree Pruning published by the International Society of Arboriculture. • Structures and underground features to be removed within the Tree Protection Zone shall use the smallest equipment, and operate from outside the Tree Protection Zone. The consultant shall be on-site during all operations within the Tree Protection Zone to monitor demolition activity. **MM BIO-5c: Implement Tree Protection Guidelines During Construction** ***Civic Project and Residential Project:*** • Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage	

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		areas and tree protection measures. • Fences have been erected to protect trees to be preserved. Fences define a specific Tree Protection Zone for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Consulting Arborist. • Any excavation within the dripline or other work that is expected to encounter tree roots should be approved and monitored by the Consulting Arborist. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw. The Consulting Arborist will identify where root pruning is required. • If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied. • Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside the Tree Protection Zone by cutting all roots cleanly to the depth of the excavation. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw or other approved root pruning equipment. The Consulting Arborist will identify where root pruning is required. • All underground utilities, drain lines, or irrigation lines shall be routed outside the Tree Protection Zone. If lines must traverse	

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		through the protection area, they shall be tunneled or bored under the tree as directed by the Consulting Arborist. • No materials, equipment, spoil, waste, or washout water may be deposited, stored, or parked within the Tree Protection Zone (fenced area). • Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel. **MM BIO-5d: Monitor Tree Health Post Construction** ***Civic Project and Residential Project:*** The health and structural stability of tree should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. As trees age, the likelihood of branches or entire trees failing will increase. Therefore, annual inspection of trees for structural stability, and signs of insects or disease is recommended to determine any potential future maintenance needs.	
Impact BIO-6: The proposed plan would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.	No Impact (Civic Project and Residential Project)	No mitigation is necessary.	No Impact (Civic Project and Residential Project)

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Cumulative Impact	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Section 3.4—Cultural Resources and Tribal Cultural Resources			
Impact CUL-1: The proposed plan would cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.	Potentially Significant (Residential Project) No Impact (Civic Project)	**MM CUL-1a: Prepare Historic American Building Survey Report for the Existing Library Prior to Demolition** ***Residential Project:*** The project sponsor for the Residential Project shall be responsible to have prepared documentation of Pleasant Hill Library using the Historic American Building Survey (HABS) Level II standards as the guideline for recording the building through photographs, drawings, and written description prior to demolition. The following documentation will be determined as adequate to document and record the historic resource: • Written Data: The historic narrative and architectural description prepared for this current study should suffice unless the location of additional drawings or plans by Corlett and Spackman for the Pleasant Hill Library are discovered, and can provide additional information to document the history of the library. • Drawings: Under HABS Level II, if the original drawings of the interior and exterior elevations of the library building are available, they should be reproduced in ink on vellum or Mylar. If the original drawings/plans for the interior and exterior elevations of library building cannot be	Significant and Unavoidable with Mitigation (Residential Project) No Impact; no mitigation is necessary (Civic Project)

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		located, then drawings should be prepared by a licensed architect as follows: 1. Drawings can be hand-drawings or computer-drawn, using archival ink or pencil on vellum or Mylar. 2. Scaled drawings created based on field measurements for interior and exterior elevations. 3. Scaled drawings created based on field measurements for interior and exterior elevations. 4. Provide details of any character-defining elements such as exposed beams, curtain glass and Vitrenamel units, roof buttress, main room pillar, etc. 5. If recently executed measured drawings exist, they may substitute for the need to create new drawings. • Photographs: High-quality, color digital photographs, captured by a professional architectural photographer may be used to fully document the property. HABS Level II photo-documentation standards require a representative number of photographs be produced to capture interior and exterior views, and character-defining architectural details, of each section of the library building. It is also recommended that a representative number of photographs be taken to show the building's setting in context, and in relationship to its surrounding environment. Digital cameras should be 6 megapixels or higher, and prints	

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		(4" x 5", 5" x 7", or 8" x 10") be printed on archival stable paper with correct labeling and an accompanying shot maps. • High-quality, color digital photographs, captured by a professional architectural photographer may be used to fully document the property. HABS Level II photo-documentation standards require a representative number of photographs be produced to capture interior and exterior views, and character-defining architectural details, of each section of the library building. It is also recommended that a representative number of photographs be taken to show the building's setting in context, and in relationship to its surrounding environment. Digital cameras should be 6 megapixels or higher, and prints (4" x 5", 5" x 7", or 8" x 10") be printed on archival stable paper with correct labeling and an accompanying shot maps. **MM CUL-1b: Provide History of the Libraries of Pleasant Hill Public Interpretive Display** ***Residential Project:*** The project sponsor for the Residential Project shall be responsible to have a "History of the Libraries of Pleasant Hill" interpretive sign or display available for public viewing in the proposed new library. The interpretive sign or display shall present a history (comprised of narrative text and photographs) of the previous libraries in the community, and the significance of the International Style of architecture to the	

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		design of the Pleasant Hill Library. The interpretive display shall be prepared by a qualified Architectural Historian or Historian with experience in creating such exhibits and materials for educational purposes. The design and content of the interpretive display shall be approved by the City of Pleasant Hill Planning Division and the County Librarian (or their designee).	
Impact CUL-2: The proposed plan could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.	Potentially Significant (Civic Project and Residential Project)	**MM CUL-2: Conduct Construction Archeological Resources Monitoring** ***Civic Project:*** An Archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology should inspect the Civic Project site once grubbing and clearing is complete, and prior to any grading or trenching into previously undisturbed soils. Due to an increased probability of encountering undiscovered resources, the archaeologist shall monitor all grading and ground disturbing activities taking place within 100 feet of Grayson Creek. If the archaeologist believes that a reduction in monitoring activities is prudent, then a letter report detailing the rationale for making such a reduction and summarizing the monitoring results shall be provided to the City of Pleasant Hill for concurrence. In the event a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers shall avoid altering the	Less Than Significant with Mitigation (Civic Project and Residential Project)

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		materials until an archaeologist has evaluated the situation. The City and Recreation and Park District shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Potentially significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resource, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Any previously undiscovered resources found during construction within the Civic Project shall be recorded on appropriate California Department of Parks and Recreation (DPR) 523 forms and will be submitted to the City of Pleasant Hill, the Northwest Information Center, and the State Historic Preservation Office (SHPO), as required. ***Residential Project:*** An archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology should inspect the Residential Project site once grubbing and clearing is complete, and prior to any grading or trenching into previously undisturbed soils. If the archaeologist believes that a reduction in	

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		monitoring activities is prudent, then a letter report detailing the rationale for making such a reduction and summarizing the monitoring results shall be provided to the City of Pleasant Hill for concurrence. In the event a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers shall avoid altering the materials until an archaeologist has evaluated the situation. The County shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Potentially significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resource, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Any previously undiscovered resources found during construction within the Residential Project site shall be recorded on appropriate DPR 523 forms and will be submitted to the City of Pleasant Hill, the Northwest Information Center, and the SHPO, as required.	

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact CUL-3: The proposed plan could disturb human remains, including those interred outside of formal cemeteries.	Potentially Significant (Civic Project and Residential Project)	**MM CUL-3: Stop Construction Upon Encountering Human Remains** ***Civic Project and Residential Project:*** In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and Section 5097.98 shall be followed. (This mitigation may affect both projects depending on the location of any discovered remains.) If during the course of construction of the Civic Project or the Residential Project, there is accidental discovery or recognition of any human remains, the following steps shall be taken: 1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the MLD of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave	Less Than Significant with Mitigation (Civic Project and Residential Project)

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		goods as provided in Public Resource Code Section 5097.98. 2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or within the plan area in a location not subject to further subsurface disturbance: • The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission. • The descendant identified fails to make a recommendation. • The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner. Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American Remains: • When an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code Section 5097.98. The	

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		applicant may develop a plan for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American Burials with the appropriate Native Americans as identified by the Native American Heritage Commission.	
Impact CUL-4: The proposed plan would not cause a substantial adverse change in the significance of a Tribal Cultural Resource that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k).	No Impact (Civic Project and Residential Project)	No mitigation is necessary.	No Impact (Civic Project and Residential Project)
Impact CUL-5: The proposed plan would not cause a substantial adverse change in the significance of a tribal cultural resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.	Potentially Significant (Civic Project and Residential Project)	Implement MM CUL-2 and MM CUL-3 (Civic Project and Residential Project)	Less Than Significant with Mitigation (Civic Project and Residential Project)
Cumulative Impact	Significant and Unavoidable (Residential Project) Less Than Significant (Civic Project)	Implement MM CUL-1a and MM CUL-1b (Residential Project)	Significant and Unavoidable (Residential Project) Less Than Significant (Civic Project)

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Section 3.5—Geology and Soils			
Impact GEO-1: The proposed plan could directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? 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 (Civic Project and Residential Project)	**MM GEO-1: Prepare Grading and Construction Plans that Incorporate Geotechnical Study Reports Recommendations** ***Civic Project:*** Prior to issuance of the grading permits for the Civic Project, development of the final grading and foundation plans shall incorporate the site-specific earthwork, foundation, slab-on-grade, retaining walls, and pavement design recommendations, as detailed in the geotechnical report prepared for the Civic Project site prepared by ENGEO, Inc. on July 2, 2018 (revised September 24, 2018). The project sponsors for the Civic Project shall coordinate with a City-approved Geotechnical Engineer and Engineering Geologist to tailor the grading and foundation plans, as needed, to reduce risk related to known soil and geologic hazards and to improve the overall stability of the Civic Project site. The final grading plans for the Civic Project shall be reviewed by the City-approved Geotechnical Engineer. Grading operations shall also meet the requirements of the recommendations included in the geotechnical report prepared for the Civic Project site prepared by ENGEO, Inc. on July 2, 2018 (revised September 24, 2018). During construction, the City-approved Geotechnical Engineer shall monitor construction of the Civic Project to	Less Than Significant with Mitigation (Civic Project and Residential Project)

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		ensure the earthwork operations are properly performed. ***Residential Project:*** Prior to issuance of the grading permits for the Residential Project, development of the final grading and foundation plans shall incorporate the site-specific earthwork, foundation, slab-on-grade, retaining walls, and pavement design recommendations, as detailed in the geotechnical report for the Residential Project site prepared by ENGEO, Inc. on September 4, 2018. The project sponsor for the Residential Project shall coordinate with a City-approved Geotechnical Engineer and Engineering Geologist to tailor the grading and foundation plans, as needed, to reduce risk related to known soil and geologic hazards and to improve the overall stability of the Residential Project site. The final grading plans for the Residential Project shall be reviewed by the City-approved Geotechnical Engineer. Grading operations shall also meet the requirements of the recommendations included in the geotechnical report for the Residential Project site prepared by ENGEO, Inc. on September 4, 2018. During construction, the City-approved Geotechnical Engineer shall monitor construction of the Residential Project to ensure the earthwork operations are properly performed.	

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact GEO-2: The proposed plan could result in substantial soil erosion or the loss of topsoil.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Impact GEO-3: The proposed plan would be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the proposed plan, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.	Potentially Significant (Civic Project and Residential Project)	Implement MM GEO-1 (Civic Project and Residential Project)	Less Than Significant with Mitigation (Civic Project and Residential Project)
Impact GEO-4: The proposed plan could 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 (Civic Project and Residential Project)	Implement MM GEO-1 (Civic Project and Residential Project)	Less Than Significant with Mitigation (Civic Project and Residential Project)
Impact GEO-5: The proposed plan would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.	No Impact (Civic Project and Residential Project)	No mitigation is necessary.	No Impact (Civic Project and Residential Project)
Impact GEO-6: The proposed plan could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	Potentially Significant (Civic Project and Residential Project)	**MM GEO-6: Paleontological Resources Monitoring During Construction** ***Civic Project and Residential Project:*** A paleontological monitor shall be present during all excavations that exceed 10 feet in depth or otherwise have the potential to impact previously undisturbed Pleistocene alluvium. In the event a fossil is discovered during construction for the proposed plan, excavations within 50 feet of the find shall be	Less Than Significant with Mitigation (Civic Project and Residential Project)

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		temporarily halted or delayed until the discovery is examined by a qualified paleontologist in accordance with Society of Vertebrate Paleontology standards. The project sponsors for the Civic Project and Residential Project shall include a standard inadvertent discovery clause in every proposed plan-related construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and implement a data recovery plan that is consistent with the Society of Vertebrate Paleontology standards. Any recovered fossil should be deposited in an appropriate repository, such as the UCMP, where it will be properly curated and made accessible for future studies.	
Cumulative Impact	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Section 3.6—Greenhouse Gas Emissions and Energy			
I**mpact GHG-1:** Implementation of the proposed plan would generate direct and indirect greenhouse gas emissions that could result in a significant impact on the environment.	Potentially Significant (Civic Project and Residential Project)	**MM GHG-1: Implement and Document Annual GHG Emissions Reduction Measures** ***Civic Project:*** Prior to the issuance of the certificate of occupancy, the contractor for the Civic Project shall provide documentation to the City of Pleasant Hill that the Civic Project would achieve additional annual GHG emission reductions of 56 MT CO2e per year in 2021 and decreasing to 25 MT CO2e per year in 2030, based on current estimates of GHG emissions, through any combination of	Less Than Significant with Mitigation (Civic Project and Residential Project)

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

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

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		that the Residential Project would achieve additional annual GHG emission reductions of 30 MT CO2e per year in 2021 and decreasing to 14 MT CO2e per year in 2030, based on current estimates of the project-related GHG emissions, through any combination of the following measures or other measures approved by the City: • Commit to purchasing electricity from a utility offering 100 percent renewable power for some or all of the power needs associated with the Residential Project. • Install on-site solar panels to generate electricity for a portion of electricity consumption for the Residential Project. • Install on-site charging units for electric vehicles consistent with parking requirements in California Green Building Standards Code (CALGreen) Section 5.106.5.2 • Purchase voluntary carbon credits from a verified GHG emissions credit broker in an amount sufficient to offset operational GHG emissions of approximately 30 MT CO2e per year over the lifetime of the Residential Project (or a reduced amount estimated based on implementation of other measures listed above). Copies of the contract(s) shall be provided to the City planning department.	

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact GHG-2: Implementation of the proposed plan would not conflict with the applicable plan, policy, or regulation of an agency adopted to reduce the emissions of greenhouse gases.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Impact GHG-3: Implementation of the proposed plan would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during construction or operation of the proposed plan.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Impact GHG-4: Implementation of the proposed plan would not conflict with or obstruct any applicable State or local plan for renewable energy or energy efficiency.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Cumulative Impact	Potentially Significant (Civic Project and Residential Project)	Implement GHG-1 (Civic Project and Residential Project)	Less Than Significant with Mitigation (Civic Project and Residential Project)
Section 3.7—Hazards, Hazardous Materials, and Wildfire			
Impact HAZ-1: The proposed plan would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Impact HAZ-2: The proposed plan 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.	Less Than Significant (Civic Project) Potentially Significant (Residential Project)	**MM HAZ-2a: Removal of Asbestos-Containing Material Prior to Demolition** ***Residential Project:*** Prior to the issuance of a demolition permit for the existing library buildings, the project sponsor for the Residential Project shall (1) hire a California	Less Than Significant (Civic Project) Less Than Significant with Mitigation (Residential Project)

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Registered Asbestos Abatement Contract to remove all asbestos containing materials, prior to impacting them, and (2) conduct Final Clearance inspections (visual) to document the completion of the resource action. If suspect materials, not discussed in the Asbestos and Lead Based Paint Sampling Report dated March 22, 2019, are discovered during future demolition operations, all general work activities which could impact the discovered suspect asbestos-containing material should cease until confirmation sampling can be conducted. **MM HAZ-2b: Removal of Lead-Based Paint During Demolition** ***Residential Project:*** During demolition, the project sponsor for the Residential Project shall complete demolition activities in accordance with California Code of Regulations Title 17, Division 1, Chapter 8, Article 1. All construction work where an employee may be occupationally exposed to lead-containing paint, including demolition, must comply with the OSHA Regulation 29 Code of Federal Regulations 1926.62, and Cal-OSHA Title 8 California Code of Regulations 1523.1. If suspect painted surfaces, not discussed in the Asbestos and Lead Based Paint Sampling Report dated March 22, 2019, are discovered during future demolition operations, all general work activities which could impact the discovered painted surface should cease until confirmation sampling can be conducted.	

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact HAZ-3: The proposed plan would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Impact HAZ-4: The proposed plan would not be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Impact HAZ-5: The proposed plan 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 for people residing or working the project area.	No Impact (Civic Project and Residential Project)	No mitigation is necessary.	No Impact (Civic Project and Residential Project)
Impact HAZ-6: The proposed plan would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Impact HAZ-7: The proposed plan would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact HAZ-8: The proposed plan would not substantially impair an adopted emergency response plan or emergency evacuation plan.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Impact HAZ-9: Due to slope, prevailing winds, and other factors, the proposed plan would not exacerbate wildfire risks and thereby expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Impact HAZ-10: The proposed plan would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Impact HAZ-11: The proposed plan would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Cumulative Impact	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Section 3.8—Hydrology and Water Quality			
Impact HYD-1: The proposed plan would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Impact HYD-2: The proposed plan would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the proposed plan may impede sustainable groundwater management of the basin.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Impact HYD-3: The proposed plan 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: i) result in substantial erosion or siltation on- or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows?	Potentially Significant (Civic Project) Less Than Significant (Residential Project)	**MM HYD-3: Prepare Final Drainage Plan Prior to Grading** ***Civic Project:*** Prior to issuance of grading permits, the contractor for the Civic Project shall submit a drainage plan that incorporates the measures included in the Specific Plan Floodplain Evaluation Report and a Civic Project-specific Floodplain Evaluation Report. These measures shall be coordinated with the City Public Works and Community Development Engineering Division in order to reduce risk related to flooding within a designated floodplain. The drainage plans (including for the separate storm drainage systems and bioretention basin) shall be reviewed by City Public Works and Community Development Engineering Division to ensure that the design will accommodate the 100-year storm event as detailed in the Floodplain Evaluation Report.	Less Than Significant with Mitigation (Civic Project) Less Than Significant (Residential Project)

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Three specific performance measures shall be achieved through the implementation of this mitigation measure: ***Storm Drainage Systems Design*** Two separate storm drainage systems (western and eastern) shall replace the existing single 24-inch drainage systems along Oak Park Boulevard. The western system shall upsize the existing 24-inch storm drain pipe currently located along Oak Park Boulevard on the south side of the proposed residential development. The new eastern system shall upsize the existing 24-inch and 30-inch diameter storm drains to 36-inch and 48-inch diameter pipes, and shall convey runoff eastward to a new outfall at Grayson Creek. ***Bioretention Basin Design*** A bioretention basin capable of retaining waters from a 100-year storm event shall be installed adjacent to Grayson Creek and east of the proposed library (adjacent to Grayson Creek). The basin shall have sufficient capacity, in combination with the storm drainage systems, to offset the reduced floodplain footprint of the plan area, as outlined in the Floodplain Evaluation Report. Grading for New Athletic Fields Design As outlined in the Floodplain Evaluation Report, grading for the athletic fields shall be designed in combination with the storm drainage systems and the bioretention basin	

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		to provide additional floodplain storage at the Civic Project site to offset the reduced floodplain footprint on the Civic Project site. Final specifications shall be confirmed as part of the design phase and prior to issuance of a grading permit.	
Impact HYD-4: The proposed plan would be located in a flood hazard zone, tsunami, or seiche zone, and risk release of pollutants due to inundation associated with the proposed plan.	Potentially Significant (Civic Project) Less Than Significant (Residential Project)	Implement MM HYD-3 (Civic Project)	Less Than Significant with Mitigation (Civic Project) Less Than Significant (Residential Project)
Impact HYD-5: The proposed plan would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Cumulative Impact	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Section 3.9—Land Use and Planning			
Impact LUP-1: The proposed plan would not physically divide an established community.	No Impact (Civic Project and Residential Project)	No mitigation is necessary.	No Impact (Civic Project and Residential Project)
Impact LUP-2: The proposed plan would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Cumulative Impact	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Section 3.10—Noise			
Impact NOI-1: The proposed plan would generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the plan area in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	Potentially Significant (Civic Project and Residential Project)	Implement MM BIO-1a and MM BIO-1b (Civic Project and Residential Project), MM BIO-1c (Civic Project Only), MM BIO-2 (Civic Project Only), and the following measure: **MM NOI-1: Implement Noise-reduction Measures During Construction** ***Civic Project and Residential Project:*** To reduce potential construction noise impacts, the following noise-reduction measure shall be implemented during construction of the Civic Project and Residential Project: • The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment. • The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited. • The construction contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists. • At all times during grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from the nearest residential land uses.	Less Than Significant with Mitigation (Civic Project and Residential Project)

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		• The construction contractor shall designate a noise disturbance coordinator who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (starting too early, bad muffler, etc.) and establishment reasonable measures necessary to correct the problem. The construction contractor shall visibly post a telephone number for the disturbance coordinator at the construction site. • The construction contractor shall ensure that construction activities are limited to the hours between 7:30 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. and 6:00 p.m. on Saturday. Construction activities shall not occur at any time on City-recognized holidays and Sundays.	
Impact NOI-2: The proposed plan would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Impact NOI-3: The proposed plan would not generate excessive groundborne vibration or groundborne noise levels.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Impact NOI-4: The proposed plan would not expose people residing or working in the plan area to excessive noise levels for a project located within the vicinity of a	No Impact (Civic Project and Residential Project)	No mitigation is necessary.	No Impact (Civic Project and Residential Project)

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport.			
Cumulative Impact	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Section 3.11—Population and Housing			
Impact POP-1: Implementation of the proposed plan would not induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Impact POP-2: Implementation of the proposed plan would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.	No Impact (Civic Project and Residential Project)	No mitigation is necessary.	No Impact (Civic Project and Residential Project)
Cumulative Impact	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Section 3.12—Public Services			
Impact PUB-1: The proposed plan would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection.			
Impact PUB-2: The proposed plan would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police protection.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Impact PUB-3: The proposed plan would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for schools.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Impact PUB-4: The proposed plan could 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	Potentially Significant (Civic Project and Residential Project)	***Residential Project:*** Implement MM HAZ-2a and MM HAZ-2b. ***Civic Project:*** Implement MM AIR-2, MM AIR-3, MM GHG-1, MM NOI-1, and MM TRANS-1a.	Less Than Significant with Mitigation (Civic Project and Residential Project)

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for other public facilities.			
Cumulative Impact	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Section 3.13—Recreation			
Impact REC-1: The proposed plan could 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.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Impact REC-2: The proposed plan would include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.	Potentially Significant (Construction-period impacts) (Civic Project and Residential Project)	Implement MM AIR-2, MM AIR-3, MM GHG-1, MM NOI-1, and MM TRANS-1a (Civic Project and Residential Project)	Less Than Significant with Mitigation (Civic Project and Residential Project)
Cumulative Impact	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Section 3.14—Transportation			
Impact TRANS-1: The proposed plan could conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.	Potentially Significant (Civic Project and Residential Project)	**MM TRANS-1a: Prepare and Implement Construction Traffic Management Plan** ***Civic Project:*** Prior to issuance of grading permits, the contractor for the Civic Project shall prepare a Construction Traffic Management Plan that includes the following items. The approved plan shall be implemented during construction. • Provide a temporary traffic signal at the Oak	Less Than Significant with Mitigation (Civic Project and Residential Project)

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Park Boulevard at Monte Cresta Avenue intersection during the time periods when Monticello Avenue is closed between Oak Park Boulevard and Santa Barbara Road. Because the Civic Project would account for 65 percent of the total trips associated with proposed plan, the Civic Project sponsors are responsible for 65 percent of the cost of the temporary signal. • Maintain a pedestrian connection between Santa Barbara Road and Oak Park Boulevard, to the greatest extent feasible. Should there be time periods when the provision of a pedestrian connection would affect worker or pedestrian safety, a pedestrian detour route shall be established with appropriate wayfinding, noticing, and potentially crossing guards during peak periods around school bell times. • Monitor parking demand at the senior and teen centers when temporary library uses occupy both sites and should a potential parking shortage be identified, develop a parking management plan to better accommodate temporary library uses. The parking management plan could include adjusting library hours, adjusting Senior Center activities, or directing residents of Pleasant Hill to utilize other nearby libraries. • Staging plan for the Civic Project that maximizes on-site storage of materials and equipment • A set of comprehensive traffic control	

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		measures, including scheduling of major truck trips and deliveries to avoid peak-hours; lane closure proceedings; signs, cones, and other warning devices for drivers; and designation of construction access routes • Permitted construction hours • Location of construction staging • Identification of parking areas for construction employees, site visitors, and inspectors, including on-site locations • Provisions for street sweeping to remove construction related debris on public streets ***Residential Project:*** Prior to issuance of grading permits, the contractor for the Residential Project shall prepare a Construction Traffic Management Plan that includes the following items. The approved Construction Traffic Management Plan shall be implemented during construction. • Provide a temporary traffic signal at the Oak Park Boulevard at Monte Cresta Avenue intersection during the time periods when Monticello Avenue is closed between Oak Park Boulevard and Santa Barbara Road. Because the Residential Project would account for 35 percent of the total trips associated with proposed plan, the County is responsible for 35 percent of the cost of the temporary signal. • Project Staging Plan to maximize on-site storage of materials and equipment	

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		• A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak-hours; lane closure proceedings; signs, cones, and other warning devices for drivers; and designation of construction access routes • Permitted construction hours • Location of construction staging • Identification of parking areas for construction employees, site visitors, and inspectors, including on-site locations • Provisions for street sweeping to remove construction related debris on public streets **MM TRANS-1b: Reconstruct Bus Route with Pedestrian Clear-way Along Oak Park Boulevard Prior to Construction** ***Civic Project:*** Prior to issuance of grading permits, the contractor for the Civic Project shall ensure the design of the Civic Project includes: • Reconstruction of the westbound Bus Route No. 9 along Oak Park Boulevard in its same general area, with transit amenities similar to those provided today (bench). • Maintenance of a 4-foot pedestrian clear-way through the transit stop-area when considering transit amenity placement. **MM TRANS-1c: Prepare Bicycle Transitions** ***Civic Project:*** Prior to issuance of grading permits, the contractor for the Civic Project	

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		shall ensure the final design of Monticello Avenue at Oak Park Boulevard provides: • Transitions to/from Oak Park Boulevard to Monticello Avenue for bicyclists. **MM TRANS-1d: Install Mid-block High-visibility Pedestrian Crosswalks along Monticello Avenue and Oak Park Boulevard** ***Civic Project:*** Prior to issuance of grading permits, the contractor for the Civic Project shall ensure designs for the Civic Project include either: • New or reconstructed curb-ramps and directional ramps where feasible or • Mid-block high visibility pedestrian crosswalk on Monticello Avenue on the north side of the library driveways (i.e., install a Rectangular Rapid Flashing Beacon at the crosswalk). ***Residential Project:*** Prior to issuance of grading permits, the contractor for the Residential Project shall provide project plans for review and approval that include either: • New or reconstructed curb-ramps and directional ramps, where feasible; or • Mid-block high visibility pedestrian crosswalk on Monticello Avenue on the north side of the library driveways (i.e., install a Rectangular Rapid Flashing Beacon at the crosswalk).	

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact TRANS-2: Proposed plan consistency with CEQA Guidelines Section 15064.3 subdivision (b) cannot be determined given that the City has not established a threshold with regard to VMT impact significance.	None applicable (Civic Project and Residential Project)	No mitigation is necessary.	None applicable (Civic Project and Residential Project)
Impact TRANS-3: The proposed plan would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Impact TRANS-4: The proposed plan could result in inadequate emergency access.	Potentially Significant (Civic Project and Residential Project)	**MM TRANS-4: Prepare Fire Access Road Design and Sprinkler System Plan Prior to Construction** ***Civic Project:*** Prior to issuance of grading permits, the contractor for the Civic Project shall ensure that designs for the Civic Project include: • Fire apparatus access road that provides a minimum width of 20 feet and with turning radius of 25 feet inside and 45 feet outside; and ***Residential Project:*** Prior to issuance of grading permits, the contractor for the Residential Project shall ensure that designs for the Residential Project include: • Fire apparatus access road that provides a minimum width of 20 feet and with turning radius of 25 feet inside and 45 feet outside and either; • Two separated and approved fire apparatus access roads; or	Less Than Significant (Civic Project and Residential Project)

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		• An approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the California Fire Code.	
Cumulative Impact	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Section 3.15—Utilities and Service Systems			
Impact UTIL-1: The proposed plan could 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.	Potentially Significant (Civic Project and Residential Project)	Implement MM AIR-2, MM AIR-3, MM GHG-1, MM NOI-1, and MM TRANS-1a (Civic Project and Residential Project)	Less Than Significant with Mitigation (Civic Project and Residential Project)
Impact UTIL-2: The proposed plan would have sufficient water supplies available to serve the proposed plan and reasonably foreseeable future development during normal, dry, and multiple dry years.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Impact UTIL-3: The proposed plan would not result in a determination by the wastewater treatment provider which serves or may serve the plan area that it has adequate capacity to serve the proposed plan's projected demand in addition to the provider's existing commitments.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)

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

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact UTIL-4: The proposed plan would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Impact UTIL-5: The proposed plan would comply with federal, State, and local management and reduction statutes and regulations related to solid waste.	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)
Cumulative Impact	Less Than Significant (Civic Project and Residential Project)	No mitigation is necessary.	Less Than Significant (Civic Project and Residential Project)

THIS PAGE INTENTIONALLY LEFT BLANK

CHAPTER 1: INTRODUCTION

This Environmental Impact Report (EIR) for the Oak Park Properties Specific Plan (proposed plan) is prepared in accordance with and complies with criteria, standards, and procedures of the California Environmental Quality Act (CEQA), as amended (California Public Resources Code [PRC], § 21000, *et seq*.) and the CEQA Guidelines (California Code of Regulations [CCR], Title 14 § 15000, *et seq*.). In accordance with Sections 21067, 15367, and 15050–15053 of the CEQA Guidelines, the City of Pleasant Hill is the lead agency under whose authority this document has been prepared. As an informational document, this EIR is intended for use by City and other the public agency decision makers and members of the public in understanding the potential environmental impacts of the proposed plan.

1.1 - Project Overview

The proposed plan contemplates two development projects (the Civic Project and the Residential Project) within the plan area's boundaries:

The Civic Project located along and east of Monticello Avenue would:

- Redevelop the site of the former Oak Park Elementary School, which ceased operation in 1976. The buildings were utilized by a series of non-profits until 2008; all buildings and hardscape were demolished in 2009;
- Develop a new City library and associated parking lot;
- Modify existing floodplain drainage system with detention basins;
- Upgrade three existing outfalls to Grayson Creek (Grayson Creek Outfalls Project);
- Create a new pedestrian trail immediately west of the Grayson Creek Corridor;
- Develop a new park with athletic fields and associated restroom/storage facilities and parking area;
- Redesign and improve Monticello Avenue (between Oak Park Boulevard and Santa Barbara Road) to provide one lane in each direction, roadway utility improvements, bicycle lanes, sidewalks, street lights, and landscape improvements; and
- Widen and improve Oak Park Boulevard (between the East Bay Municipal Utility District [EBMUD] trail right-of-way and the western plan area boundary) to include new turn pockets, roadway utility improvements, landscaping, street lights, and upgraded sidewalks on the north side of the street as well as upgrade the traffic signal at the Oak Park Boulevard/Monticello Avenue intersection.
- Potential future construction of a pre-cast pedestrian bridge across Grayson Creek, connecting the EBMUD trail to the proposed pedestrian trail on the Civic Project site. The bridge may be constructed once funding is secured.

The Residential Project located west of Monticello Avenue would:

- Demolish the existing Contra Costa County Library and vacant administrative offices and remove the associated parking lot and redevelop the site with 34 single-family homes with seven accessory dwelling units; and
- Develop a new pocket park.

Chapter 2, Project Descriptions, provides a complete description of the proposed plan.

1.2 - Environmental Review Process

An EIR is an informational document used by a lead agency (in this case, the City) when considering approval of a plan. The purpose of an EIR is to provide public agencies and members of the public with detailed information regarding the environmental effects associated with implementing a plan. An EIR should analyze the environmental consequences of a plan, identify ways to reduce or avoid the plan's potential environmental effects, and identify alternatives to the plan that can avoid or reduce impacts. Pursuant to CEQA, State and local government agencies must consider the environmental consequences of plans over which they have discretionary authority. This EIR provides information to be used in the planning and decision-making process. It is not the purpose of an EIR to recommend approval or denial of a plan.

Before approval of the proposed plan, the City, as lead agency and the decision-making entity, is required to certify that this EIR has been completed in compliance with CEQA Guidelines, that the information in the EIR has been considered, and that the EIR reflects the independent judgment of the City. Pursuant to CEQA, decision makers must balance the benefits of a plan against its unavoidable environmental consequences. If environmental impacts are identified as significant and unavoidable, the City may still approve the plan if it finds that social, economic, or other benefits outweigh the unavoidable impacts. The City would then be required to state in writing the specific reasons for approving the plan, based on information in the EIR and other information sources in the administrative record. This reasoning is called a "statement of overriding considerations." (PRC § 21081; CEQA Guidelines § 15093).

In addition, the City as lead agency must adopt a mitigation monitoring and reporting program (MMRP) describing the measures that were made a condition of project approval to avoid or mitigate significant effects on the environment (PRC § 21081.6; CEQA Guidelines § 15097). The MMRP is adopted at the time of plan approval and is designed to ensure compliance with the project descriptions and EIR mitigation measures during and after plan implementation. If the City decides to approve the proposed plan, it would be responsible for verifying that the MMRP for the proposed plan is implemented. The EIR will be used primarily by the City during approval of future discretionary actions and permits.

This EIR provides a project-level analysis of the environmental effects of the Oak Park Properties Specific Plan. The environmental impacts of the proposed plan are analyzed in the EIR to the degree of specificity appropriate, in accordance with CEQA Guidelines Section 15146. This document addresses the potentially significant adverse environmental impacts that may be associated with the

planning, construction, or operation of the Civic Project and Residential Project. It also identifies appropriate and feasible mitigation measures and alternatives that may be adopted to significantly reduce or avoid these impacts.

CEQA requires that an EIR contain, at a minimum, certain specific elements. These elements are contained in this Draft EIR and include:

- Table of Contents
- Introduction
- Executive Summary
- Project Descriptions
- Environmental Setting, Significant Environmental Impacts, and Mitigation Measures
- Cumulative Impacts
- Significant Unavoidable Adverse Impacts
- Alternatives to the Proposed Project
- Growth-Inducing Impacts
- Effects Found Not To Be Significant
- Areas of Known Issues to be Addressed

The City of Pleasant Hill is designated as the lead agency for the project. CEQA Guidelines Section 15367 defines the lead agency as ". . . the public agency, which has the principal responsibility for carrying out or approving a project." Other public agencies may use this EIR in the decision-making or permit process and consider the information in this EIR along with other information that may be presented during the CEQA process.

This EIR was prepared by FirstCarbon Solutions (FCS), an environmental consultant. Prior to public review, it was extensively reviewed and evaluated by the City of Pleasant Hill. This EIR reflects the independent judgment and analysis of the City of Pleasant Hill as required by CEQA. Lists of organizations and persons consulted as well as report preparation personnel are provided in Chapter 7 of this EIR.

1.3 - Purpose and Legal Authority

1.3.1 - Notice of Preparation and Public Scoping Process

In accordance with Sections 15063 and 15082 of the CEQA Guidelines, the City of Pleasant Hill, as lead agency, sent the EIR Notice of Preparation (NOP) to responsible and trustee agencies and interested entities and individuals on November 15, 2018, thus beginning the formal CEQA scoping process. The purpose of the scoping process is to allow the public and government agencies to comment on the issues and provide input on the scope of the EIR. The NOP mailing list included federal, State, and local agencies, regional and local interest groups, and property owners within 1,000 feet of the plan area. The scoping period began on November 15, 2018, and ended on December 17, 2018, representing the statutory 30-day public review period. The NOP is contained in Appendix A.

Pursuant to Section 15083 of the CEQA Guidelines, the City of Pleasant Hill held a public scoping meeting in City Council Chambers 100 Gregory Lane on December 11, 2018, at 6:30 p.m. Attendees were given an opportunity to provide comments and express concerns about the potential effects of

the proposed plan. Three individuals provided verbal comments on the content of the EIR at the scoping meeting.

Environmental concerns raised in comment letters and during the scoping period are contained in Appendix A, which contains copies of written comment letters and EIR public meeting scoping verbal comments referenced below. The comment letters were received in response to the NOP. Comments are listed in Table 1-1, with cross-references to applicable EIR sections where comments are addressed.

Table 1-1: Summary of EIR Scoping Comments

Agency/Organization	Author	Date	Comment Summary	Coverage in DEIR
Public Agencies				
Native American Heritage Commission (NAHC)	Sharaya Souza, Staff Services Analyst	12/03/2018	• Request for determination of historical resources in the plan area • Request for evaluation of the project's compliance with AB 52 and SB 18 tribal consultation requirements • Request for evaluation if the project is subject to the federal National Environmental Policy Act (NEPA) • Recommendation to assess and mitigate the potential impacts on tribal cultural resources in the project area	• Section 3.4, Cultural and Tribal Cultural Resources • Appendix E (Cultural and Tribal Cultural Resources Supporting Information)
California Department of Fish and Wildlife (CDFW)	Gregg Erickson, Regional Manager-Bay Delta Region	12/19/2018	• Requests a habitat assessment for special-status plant, fish, and wildlife species including the Western pond turtle, Pallid bat, Townsend's big-eared bat, White-tailed kite, and Big tarplant • Requests the EIR include mitigations measures that address all direct and indirect (temporary and permanent) project impacts • Requests the EIR address cumulative impacts • States that a Lake and Streambed Alteration Agreement will be required for project related activities within any of CDFW's jurisdictional waters	• Section 3.3, Biological Resources

Table 1-1 (cont.): Summary of EIR Scoping Comments

Agency/Organization	Author	Date	Comment Summary	Coverage in DEIR
California Department of Transportation (Caltrans)	Patricia Maurice, District Branch Chief, Local Development and Intergovernmental Review	12/17/2018	• Request to coordinate with Caltrans to determine the appropriate improvements, including bicycle improvements • Recommendation for project to include Transportation Demand Management Program to reduce Vehicle Miles Traveled (VMT) and greenhouse gas (GHG) emissions • Recommendation for project to include ramp analysis to avoid traffic conflicts due to queue formation on I-680 on southbound off-ramp to Treat Boulevard and on-ramp from North Main Street and Geary Road; and northbound off-ramp to Treat Boulevard and on-ramp from Oak Road.	• Section 3.6, Greenhouse Gas Emissions and Energy • Section 3.14, Transportation • Appendix J (Transportation Impact Assessment)
East Bay Municipal Utility District (EBMUD)	David J. Rehnstrom, Manager of Water Distribution Planning	12/11/2018	• Notes the East Bay Municipal Utility District would not be providing water service to the project site • Requests that project follow EBMUD's Procedure 718—Raw Water Aqueduct Right-of-Way Non-Aqueduct Uses • Requests site assessment for drainage grading, fencing, construction access and 11 inch x 17 inch drawings for project to assess potential to EBMUD property	• Section 3.8, Hydrology and Water Quality • Section 3.15, Utilities and Service Systems

Table 1-1 (cont.): Summary of EIR Scoping Comments

Agency/Organization	Author	Date	Comment Summary	Coverage in DEIR
Contra Costa Environmental Health (CCEH)	W. Eric Fung, REHS, Environmental Health Specialist II	11/26/2018	• Request for evaluation of the project's compliance with CCEH's permitting requirements for well or soil boring • Request for evaluation of project's compliance CCEH's removal permit, which may be required • Requests health permit be required for food facilities and public pools/spas • Requests plans be submitted to CCEH for consideration and requirements of facilities • Requests all food and public pool facilities have approved bathrooms • Requests hazardous construction and demolition materials should be separated from those that can be recycled and disposed; debris must go to facility that complies with applicable requirements	• Section 3.7, Hazards, Hazardous Materials, and Wildfire
County Connection	Don Avelar, Chief Service Scheduler	12/14/2018	• Requests for bus stops identified on site plans and that one of the bus stops in project area remain open during construction • Request a temporary ADA accessible bus stop be provided if other bus stops cannot remain open during construction	• Section 3.14, Transportation • Appendix J (Transportation Impact Study)
Central Contra Costa Sanitary District (Central San)	Russ Leavitt	12/05/2018	• Notes the project site is within service area • Requests project developer needs to construct on-site public main sewers and private laterals	• Section 3.8, Hydrology and Water Quality • Section 3.15, Utilities and Service Systems

Table 1-1 (cont.): Summary of EIR Scoping Comments

Agency/Organization	Author	Date	Comment Summary	Coverage in DEIR
			• Requests building plans for review and to pay fees at time of plan submission • Requests project applicant follow permitting needs	
Local Organizations				
Friends of Pleasant Hill Creeks	Heather Rosmarin, Co-Founder	11/29/2018	• Support for new library and site enhancements • Support for new park and recreational elements • Park should include trails and green corridor improvements	• Chapter 2, Project Descriptions • Section 3.3, Biological Resources
	Heather Rosmarin, Co-Founder	12/17/2018	• Analyze impacts on Grayson Creek hydrology, water quality, and biological resources • Analyze flooding risks and pollution from runoff into Grayson Creek from construction and operation of the project • Prepare surveys for wildlife and trees to analyze effects from construction and operational phases • Analyze impacts on recreational resources, open space, and wetlands • Analyze aesthetic impacts and lighting impacts on neighborhood, library, and creek wildlife • Analyze impacts on operation of existing and continued temporary operation of library • Analyze traffic impacts and roadway safety • Supports new library	• Section 3.1, Aesthetics • Section 3.3, Biological Resources • Section 3.8, Hydrology and Water Quality • Section 3.10, Noise • Section 3.12, Public Services • Section 3.13, Recreation • Section 3.14, Transportation • Chapter 6, Alternatives • Appendix D (Biological Resources Supporting Information)

Table 1-1 (cont.): Summary of EIR Scoping Comments

Agency/Organization	Author	Date	Comment Summary	Coverage in DEIR
			concept and amenities • Consider alternatives to park that includes additional trails and open space • Consider removing lighting aspect of park component • Consider providing natural open space in lieu of a second baseball field • Suggested mitigation measures based on review of conceptual site plan	
Individuals				
Pleasant Hill Instructional Garden	Monika Olsen	12/17/2018	• Concerned of disrupted library services • Concerned with transportation impacts and safety • Concern with impacts to biological resources and open space • Concern with noise impacts	• Section 3.3, Biological Resources • Section 3.10, Noise • Section 3.12, Public Services • Section 3.14, Transportation
—	Peggy Peischl	12/6/2018	• Requests electric vehicle charging stations in the parking lot	• Section 3.6, Greenhouse Gas Emissions and Energy
—	Jack Prosek (sent scoping comment via email on 12/18/2018 and made comment during scoping meeting)	12/12/2018	• Concerned with left turn traffic from Monticello, school traffic, and AM commute traffic on Oak Park Boulevard • Concerned about inadequate emergency access points into parking lot • Recommends project contains of 140 space parking lot	• Section 3.14, Transportation

Table 1-1 (cont.): Summary of EIR Scoping Comments

Agency/Organization	Author	Date	Comment Summary	Coverage in DEIR
Individuals (Verbal Comments Received During EIR Scoping Meeting)				
—	Alan Bade	12/12/2018	• Concerned with lack of library space during time period between demolition of existing library and construction of new library • Concerned with small setback for residential development, particularly related to fire hazard concerns • Concerned with potential impact to biological resources • Requests EIR discuss flooding issues and stormwater retention	• Section 3.2, Air Quality • Section 3.3, Biological Resources • Section 3.7, Hazards and Hazardous Materials • Section 3.8, Hydrology and Water Quality • Section 3.14, Transportation
—	Wendy Gollop	12/12/2018	• Concerned with construction schedule • Concerned with potential biological impacts to the creek corridor caused by polluted runoff from the recreational and park fields and parking lot developments • Concerned with potential lighting impact on wildlife • Concerned with garbage generated from the recreation and park facilities • Concerned with parking availability • Concerned with potential traffic impacts, particularly under cumulative condition • Requests notice of release of DEIR	• Section 3.1, Aesthetics • Section 3.2, Air Quality • Section 3.3, Biological Resources • Section 3.8, Hydrology and Water Quality • Section 3.14, Transportation • Section 3.15, Utilities and Service Systems
Source: Compiled by FCS, 2019				

1.3.2 - Public Review

Upon completion of the public Draft EIR, the City of Pleasant Hill filed a Notice of Completion (NOC) with the State Office of Planning and Research to begin the public review period (PRC § 21161). Concurrent with the NOC, the Draft EIR 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 Draft EIR in accordance with Public Resources Code 21092(b)(3). During the public review period, the Draft EIR, including the technical appendices, is available for review at the City of Pleasant Hill and two alternative locations. The address for each location is provided below:

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

Pleasant Hill Library
1750 Oak Park Boulevard
Pleasant Hill, CA 94523
Hours:
Monday: 12:00 p.m.–8:00 p.m.
Tuesday: 1:00 p.m.–8:00 p.m.
Wednesday and Thursday: 11:00 a.m.–6:00 p.m.
Friday and Saturday: 10:00 a.m.–5:00 p.m.
Sunday: Closed

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

Agencies, organizations, and interested parties have the opportunity to comment on the Draft EIR during the 45-day public review period. Written comments on the Draft EIR should be addressed to:

Troy Fujimoto, Acting City Planner
100 Gregory Lane
Pleasant Hill, CA 94523
Tel: 925.671.5224
Fax: 925.682.9327
Email: tfujimoto@pleasanthillca.org

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 Pleasant Hill City Council on the proposed plan, 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 proposed plan.

1.3.3 - Environmental Issues Determined Not To Be Significant

The NOP identified topical areas that were determined not to be significant. An explanation of why each area is determined not to be significant is provided in Chapter 4, Effects Found Not To Be Significant. These topical areas are as follows:

- Agriculture and Forestry Resources
- Mineral Resources

1.3.4 - Potentially Significant Environmental Issues

The NOP found that the following topical areas may contain potentially significant environmental issues that will require further analysis in the EIR. These sections are as follows:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources and Tribal Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions and Energy
- Hazards, Hazardous Materials, and Wildfire
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems

1.4 - Organization of the EIR

This Draft EIR is organized into the following chapters and sections:

- **Chapter ES: Executive Summary.** This chapter includes a summary of the proposed plan and alternatives to be addressed in the Draft EIR. A brief description of the areas of issues to be resolved and overview of the MMRP, in addition to a table that summarizes the impacts, mitigation measures, and level of significance after mitigation, are also included in this section.
- **Chapter 1: Introduction.** This chapter provides an introduction and overview describing the purpose of the EIR, its scope and components, and its review and certification process.
- **Chapter 2: Project Descriptions.** This chapter includes a detailed description of the proposed plan, including its location, site, and project characteristics. A discussion of the proposed plan

objectives, intended uses of the EIR, responsible agencies, and approvals that are needed for the proposed plan are also provided.

- **Chapter 3: Environmental Impact Analysis.** This chapter analyzes the environmental impacts of the proposed plan. Impacts are organized into major topic areas. Each topic area is presented in a separate section that includes a description of the environmental setting, regulatory framework, significance criteria, approach to analysis, specific thresholds of significance, impacts, and mitigation measures. The specific environmental topics that are addressed within Chapter 3 are as follows:
  - **Section 3.1—Aesthetics:** Addresses the potential visual impacts of development intensification and the overall increase in illumination produced by the proposed plan.
  - **Section 3.2—Air Quality** Addresses the potential air quality impacts associated with implementation of the proposed plan, as well as consistency with the Bay Area Air Quality Management District 2017 Clean Air Plan.
  - **Section 3.3—Biological Resources:** Addresses the proposed plan's potential impacts related to habitat, vegetation, and wildlife; the potential degradation or elimination of important habitat; and impacts related to listed, proposed, and candidate threatened and endangered species.
  - **Section 3.4—Cultural Resources and Tribal Cultural Resources:** Addresses potential impacts related to historical resources, archaeological resources, tribal cultural resources, and human remains.
  - **Section 3.5—Geology and Soils:** Addresses the potential impacts the proposed plan may have related to soils and paleontological resources and assesses the effects of implementation of the proposed plan in relation to geologic and seismic conditions.
  - **Section 3.6—Greenhouse Gas Emissions and Energy:** Addresses the potential emissions of greenhouse gases associated with implementation of the proposed plan as well as energy usage.
  - **Section 3.7—Hazards, Hazardous Materials, and Wildfire:** Addresses the potential for the presence of hazardous materials or conditions in the plan area that may have the potential to impact human health and evaluates potential impacts related to wildfire.
  - **Section 3.8—Hydrology and Water Quality:** Addresses the potential impacts of the proposed plan related to local hydrological conditions, including drainage areas, and changes in the flow rates.
  - **Section 3.9—Land Use and Planning:** Addresses the potential land use impacts associated with division of an established community and consistency with the Pleasant Hill 2003 General Plan.
  - **Section 3.10—Noise:** Addresses the potential noise impacts during construction and at buildout of the proposed plan from mobile and stationary sources. The section also addresses the impact of noise generation on neighboring uses.
  - **Section 3.11—Population and Housing:** Addresses the potential impacts of the proposed plan related to housing and displacement.
  - **Section 3.12—Public Services:** Addresses the potential impacts related to public services, including fire protection, law enforcement, schools, parks, and recreational facilities.

- **Section 3.13—Recreation:** Addresses the potential impacts of the proposed plan related to recreational facilities and parkland.
- **Section 3.14—Transportation:** Addresses the impacts related to the local and regional roadway system and circulation, public transportation, bicycle, and pedestrian access.
- **Section 3.15—Utilities and Services Systems:** Addresses the potential impacts related to service providers, including fire protection, law enforcement, water supply, wastewater, solid waste, and energy providers.

- **Chapter 4: Effects Found Not To Be Significant.** This chapter contains analysis of the CEQA topical sections that are not addressed in Chapter 3.
- **Chapter 5: Other CEQA Considerations.** This chapter provides a summary of significant environmental impacts, including unavoidable and growth-inducing impacts. This section discusses the cumulative impacts associated with the proposed plan, including the impacts of past, present, and probable future projects. In addition, the proposed plan's energy demand is discussed.
- **Chapter 6: Alternatives.** This chapter compares the impacts of the proposed plan with the impacts of three alternatives: the No Project, No Development Alternative; the Code Compliant Alternative; and the Partial Historic Preservation Alternative. An environmentally superior alternative is identified. In addition, alternatives initially considered but rejected from further consideration are discussed.
- **Chapter 7: Organizations Consulted and Preparers.** This chapter also contains a full list of organizations and persons that were consulted during the preparation of the EIR. This chapter also contains a full list of the authors who assisted in the preparation of the Draft EIR.
- **Appendices.** The EIR-supporting technical appendices are as follows:
  - EIR Noticing and Public Involvement (Appendix A)
  - Lighting Study (Appendix B), prepared by Lindsley Lighting
  - Air Quality, Greenhouse Gas Emissions, and Energy Supporting Information, prepared by FirstCarbon Solutions (Appendix C)
  - Biological Resources Supporting Information, prepared and compiled by FirstCarbon Solutions, Live Oak Associates, and HortScience | Bartlett Consulting (Appendix D)
  - Cultural Resources and Tribal Cultural Resources Supporting Information, prepared and compiled by FirstCarbon Solutions (Appendix E)
  - Geology, Soils, and Geotechnical Supporting Information, prepared by ENGEO, Inc. and Dr. Finger (Appendix F)
  - Hazards and Hazardous Materials Supporting Information, prepared by ENGEO, Inc. (Appendix G)
  - Hydrology Supporting Information, prepared by WRECO (Appendix H)
  - Noise Supporting Information, prepared by FirstCarbon Solutions (Appendix I)
  - Transportation Impact Assessment, prepared by Fehr & Peers (Appendix J)

1.5 - Documents Incorporated by Reference

As permitted by CEQA Guidelines Section 15150, this EIR has referenced several technical studies, analyses, and previously certified environmental documentation. Information from the documents, which have been incorporated by reference, has been briefly summarized in the appropriate section(s). The relationship between the incorporated part of the referenced document and the Draft EIR has also been described. The documents and other sources that have been used in the preparation of this Draft EIR include but are not limited to:

- Pleasant Hill 2003 General Plan as amended[1]
- Pleasant Hill 2003 General Plan EIR
- Pleasant Hill Municipal Code

In accordance with CEQA Guidelines Section 15150(b), Pleasant Hill 2003 General Plan, Pleasant Hill 2003 General Plan EIR, and the Pleasant Hill Municipal Code and other referenced sources used in the preparation of the EIR are available for review at the City of Pleasant Hill Planning Division at the address shown in Section 1.3.2, Public Review.

[1] All references to the Pleasant Hill 2003 General Plan throughout the EIR incorporate the amendments to the Pleasant Hill 2003 General Plan.

CHAPTER 2: PROJECT DESCRIPTIONS

The City of Pleasant Hill proposes to adopt the Oak Park Properties Specific Plan (proposed plan), a comprehensive planning document that would establish specific guiding principles for redevelopment of 16.60 acres of land across various properties within the Specific Plan area (plan area). The Specific Plan contemplates two development projects (the Civic Project and the Residential Project) within the plan area's boundaries:

The Civic Project located along and east of Monticello Avenue within the plan area would:

- Redevelop the site of the former Oak Park Elementary School, which ceased operation in 1976. The buildings were utilized by a series of non-profits until 2008; all buildings and hardscape were demolished in 2009;
- Develop a new City library and associated parking lot;
- Modify existing floodplain drainage system with detention basins;
- Upgrade three existing outfalls to Grayson Creek (Grayson Creek Outfalls Project);
- Create a new pedestrian trail immediately west of the Grayson Creek Corridor;
- Develop a new park with athletic fields and associated restroom/storage facilities and parking area;
- Redesign and improve Monticello Avenue (between Oak Park Boulevard and Santa Barbara Road) to provide one lane in each direction, roadway utility improvements, bicycle lanes, sidewalks, street lights, and landscape improvements; and
- Widen and improve Oak Park Boulevard (between the East Bay Municipal Utility District (EBMUD) trail right-of-way and the western plan area boundary) to include new turn pockets, roadway utility improvements, landscaping, street lights, and upgraded sidewalks on the north side of the street as well as upgrade the traffic signal at the Oak Park Boulevard/Monticello Avenue intersection.
- Construct a potential future pre-cast pedestrian bridge across Grayson Creek, connecting the EBMUD trail to the proposed pedestrian trail on the Civic Project site. The bridge may be constructed once funding is secured.

The Residential Project located west of Monticello Avenue within the plan area would:

- Demolish the existing Contra Costa County Library and vacant administrative offices and remove the associated parking lot and redevelop the site with 34 single-family homes with seven accessory dwelling units; and
- Develop a new pocket park.

This chapter provides an overview of the plan area location, setting, and land use designations/ zoning/ownership, and the two separate proposed projects' objectives, land use components, details, and construction information. It also describes intended uses of the EIR by agencies with permitting and approval authority over the proposed plan, as well as required permits and approvals.

2.1 - Specific Plan Location and Setting

2.1.1 - Location

Regional Location

The City of Pleasant Hill is located in the eastern San Francisco Bay Area of California. The City is bordered to the south by the City of Walnut Creek, the west and northwest by the City of Martinez and unincorporated Contra Costa County, the east by the City of Concord, and the north by the unincorporated community of Pacheco (Exhibit 2-1). Located in central Contra Costa County, the City covers 8.2 square miles. The City historically has been a suburban community serving major employment centers to the west (City of San Francisco) and south (City of San José). Major roadway networks provide regional access to the surrounding areas. The roadways include Interstate 680 (I-680) and State Route (SR) 242 to the east, SR-4 to the north, and SR-24 to the south.

Local Setting

The plan area is roughly located at the intersection of Oak Park Boulevard and Monticello Avenue, in an urban area of Pleasant Hill, Contra Costa County (Exhibit 2-2). The 16.60-acre plan area consists primarily of two properties, a portion of Grayson Creek Corridor, and segments of Oak Park Boulevard and Monticello Avenue.

2.1.2 - Existing Specific Plan Area Characteristics

The plan area consists of relatively flat topography, ranging from approximately 20 to 50 feet above mean sea level. An off-site EBMUD trail defines the eastern plan area boundary, and Oak Park Boulevard defines the southern plan area boundary. Monticello Avenue roughly bisects the plan area north to south, providing access from Oak Park Boulevard to Santa Barbara Road, and the Mount Diablo Unified School District (MDUSD) property. The plan area contains approximately 302 existing trees.

The Contra Costa County's 37,364-square-foot Pleasant Hill Library and its 42,083-square-foot vacant County library system administrative offices (for a total of 79,447 square feet of improved building) occupy the property on the west side of Monticello Avenue.

The east side of Monticello Avenue consists of vacant undeveloped land, with a chain-link fence along Oak Park Boulevard. The former Oak Park Elementary School ceased operation in 1976. The buildings were utilized by a series of non-profits until 2008; all buildings and hardscape were demolished in 2009. A chain-link fence runs along the western bank of Grayson Creek.

In total, the 16.60-acre plan area currently contains approximately 5.83 acres of impervious surfaces and approximately 10.84 acres of pervious surfaces**.**

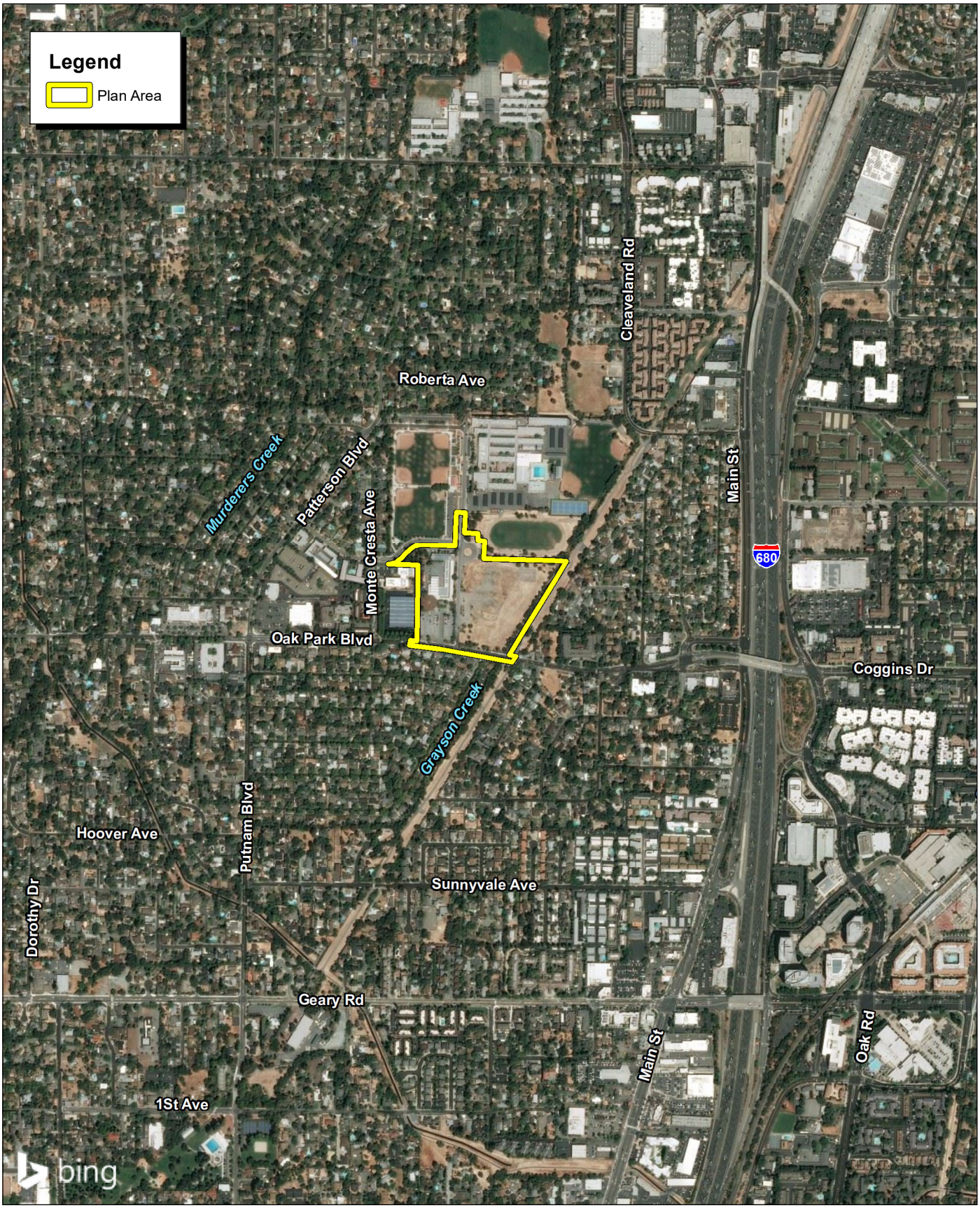
Source: Census 2000 Data, The CaSIL.

FIRSTCARBON SOLUTIONS™

5 2.5 0 5 Miles

Exhibit 2-1
Regional Location Map

THIS PAGE INTENTIONALLY LEFT BLANK



Source: Bing Aerial Imagery.

FIRSTCARBON SOLUTIONS™

1,000 500 0 1,000
Feet

Exhibit 2-2
Local Vicinity Map

THIS PAGE INTENTIONALLY LEFT BLANK

Civic Project Property (Along and East of Monticello Avenue)

The Civic Project property along and east of Monticello Avenue was formerly developed with an elementary school, which was demolished in 2009. The site is currently vacant and contains seasonal grasses, numerous trees, and shrubs with nominal topography. A 20- to 30-space dirt/gravel surface parking lot is located along the east side of Monticello Avenue. A chain link fence surrounds the northern, eastern, southern boundaries of the property, and a portion of the western edge. Oak Park Boulevard borders the property on the south. An existing Pleasant Hill Middle School athletic field is located to the north.

The property includes a segment of Monticello Avenue between Oak Park Boulevard approximately 762 feet in total length. The west side of the private road is lined with trees and minimal landscaping. A sidewalk runs the full length of the street segment on the western side. The eastern side of the private road does not include a sidewalk. It is characterized by nominal landscaping, and an informally established dirt/gravel parking area, approximately 170 feet north of Oak Park Boulevard.

The MDUSD owns the northern portion of Monticello Avenue. It includes 13 spaces of on-street parking and a sidewalk.

The reach of Grayson Creek within the plan area has a varying width of approximately 30 feet from top-of-bank to top-of-bank. The Creek forms the eastern boundary of the plan area. The EBMUD trail is located on the east side of the Creek.

Oak Park Boulevard, between Monte Cresta Avenue and the EBMUD trail, is approximately 690 feet in length. Maintained landscaping extends along the north side of the street along the existing Contra Costa County Education building with intermittent vegetation along the existing library location. Vegetation continues along the existing vacant area towards the EBMUD trail to the east. A sidewalk runs the full length of the street segment on the north side of the street. Sidewalks are intermittent on the south side of the street. Bike routes run the full length of the street segment on the north and south sides of the street. Overhead utility lines also run the full length of the street segment on the south side of the street.

The Civic Project site currently contains 2.09 acres of impervious surfaces, and 9.54 acres of pervious surfaces.

Residential Project Property (West of Monticello Avenue)

The Contra Costa County's 37,364-square-foot Pleasant Hill Library is located roughly in the center of the Residential Project property. Attached to the existing library on the north is 42,083-square-feet of office space. In addition, a parking lot containing 140 spaces in the South Library lot and 40 parking spaces in the North Library lot plus one motorcycle space (182 vehicular spaces and one motorcycle space, in total) exists on the property. The primary access to the South Library lot is off of Oak Park Boulevard. This parking lot consists of asphalt with marginal landscaping along street frontages and curb medians. The North Library lot consists of asphalt with marginal landscaping. Parking is available for library visitors free of charge. Secured bicycle racks are located among ornamental trees and shrubbery next to the main library entrance.

The existing library originally served two functions: operating as both the Central Library and the Pleasant Hill Branch Library. It consists of a circular building with a large rotunda on the first floor and mezzanine upper level. The northern portion of the library building connects to vacant offices. The building is setback approximately 230 feet from Oak Park Boulevard and 130 feet from Monticello Avenue. The Central Library housed a collection of books, audiobooks, and various forms of digital media. The library contains the following special collections: the Baldwin Collection/California, federal government documents, a vault of local historic materials and historic maps, and an extensive archive of newspapers and periodicals. The special collections were formerly part of the Central Library, and are currently being transitioned to other locations. The library is also host to community events, groups, and book clubs. The library building area is landscaped with a range of ornamental trees and shrubbery.

The vacant office space to the north of the existing library consists of a "u-shaped" building. The building varies in height from one-story (towards Oak Park Boulevard) to two stories (towards Santa Barbara Road). A main driveway from Santa Barbara Road provides access to the North Parking Lot and an interior storage, loading, and delivery area, which is also used for limited volunteer/employee parking. Paved sidewalks flank the eastern and northern boundaries of the office building. The property is landscaped with ornamental trees and shrubbery to the east and west.

The Residential Project site currently contains 3.74 acres of impervious surfaces, and 1.30 acres of pervious surfaces.

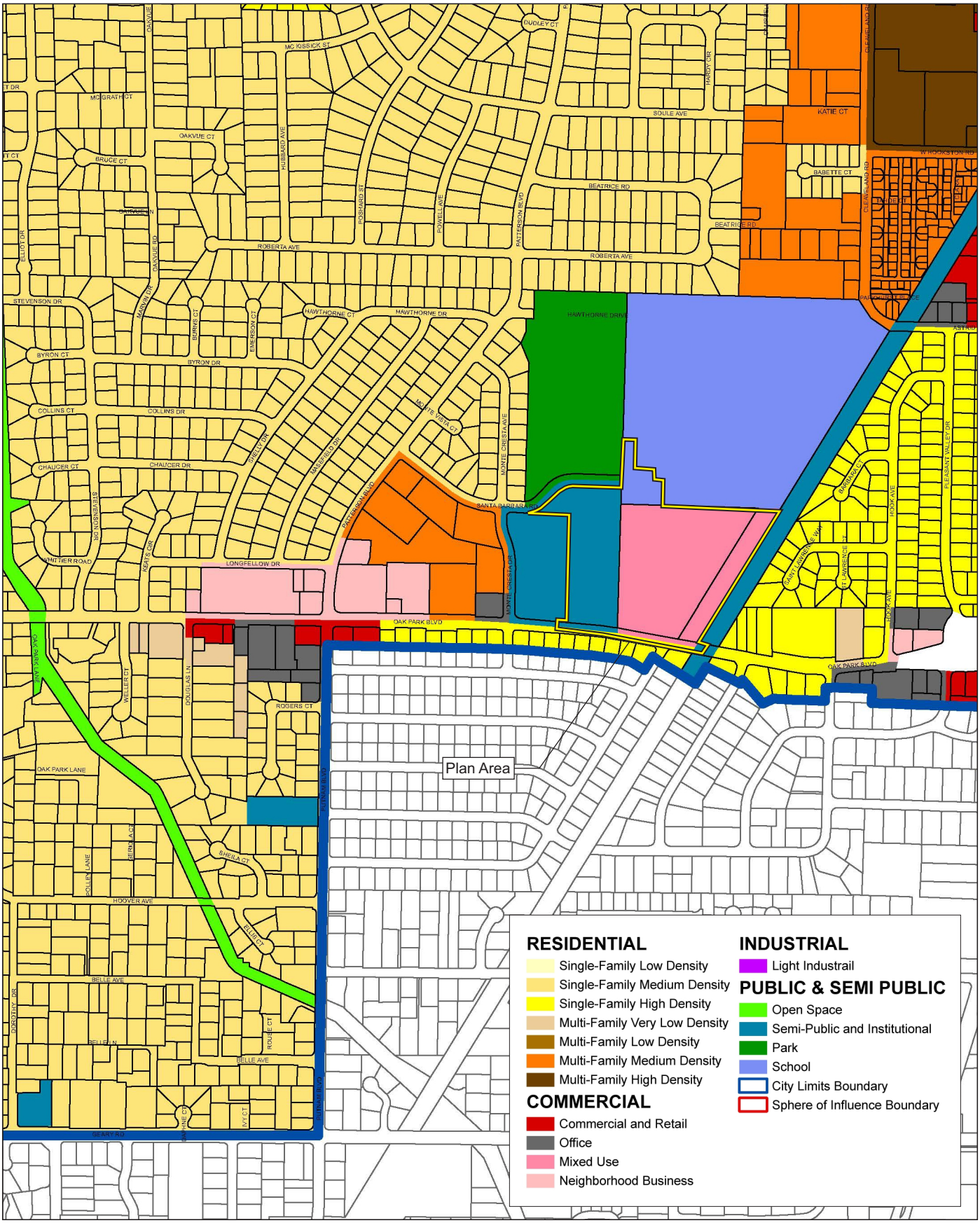
2.1.3 - Existing Land Use Designations, Zoning, and Ownership

Land Use Designations

The Pleasant Hill 2003 General Plan serves as a guide for the day-to-day physical development decisions that shape the social, economic, and environmental character of the City's planning area. The Pleasant Hill 2003 General Plan designates land uses throughout the City according to a land use map. The plan area is designated as "Semi-Public and Institutional" to the west of Monticello Avenue, and "Mixed Use" to the east of Monticello Avenue. The portions of the plan area currently owned by MDUSD to the north (Assessor's Parcel Number [APN] 149-230-008) are designated "School" (see Exhibit 2-3). The "Semi Public and Institutional" designation generally allows utility facilities and easements, libraries, City offices, fire stations, churches, and hospitals. The "Mixed Use" designation generally allows a variety of land uses including residential, retail, commercial, office, and/or public uses, and provides flexible parking and setback requirements.

Land use designations surrounding the plan area include "Park" and "School" to the north, "Multi-family Medium" densities to the west, "Single-Family High Density Residential" to the south, and "Single-Family High Density Residential" further east towards I-680.

The Pleasant Hill 2003 General Plan designates airport "influence areas" within the City that are subject to the Contra Costa County Airport Compatibility Land Use Plan (ACLUP). According to the ACLUP, the Buchanan Field Airport influence area extends approximately 2.5 miles from the runways, encompassing most of the City north of Boyd Road. The plan area is located south of Boyd Road and approximately 2.9 miles from the runways, and, thus, is not located within the Buchanan Airport Influence Area.



Source: City of Pleasant Hill General Plan Land Use Map.

FIRSTCARBON SOLUTIONS™

Exhibit 2-3
Existing General Plan Land Use Designations

THIS PAGE INTENTIONALLY LEFT BLANK

Zoning

The Pleasant Hill Municipal Code contains a compilation of the City's planning and zoning ordinances. The zoning ordinances contain specific land development requirements (setbacks, heights, density) that apply to a given property. Exhibit 2-4 shows the current zoning for the Specific Plan area, which include the following:

- Single Family–10,000-square-foot Lots (R10) to the west of Monticello Avenue
- Planned Unit District (PUD 410) to the east of Monticello Avenue

Pursuant to Pleasant Hill Municipal Code Chapter 18.20, the R10 zoning district allows for medium density single-family residential land use. The R10 zoning district allows development densities from 3.1 to 4.5 units per net acre, with a minimum lot size of 10,000 square feet. Development within the R10 zoning district is also subject to building standards that ensure compatibility with surrounding land uses.

The Planned Unit Development (PUD) zoning district generally allows flexibility in determining appropriate land uses for the proposed plan. A project sponsor must develop a PUD Concept plan, which the City reviews and subsequently adopts to guide development within the PUD plan area. An adopted PUD Concept plan also ensures project-level conformity with applicable land use regulations, building standards, and architectural review requirements.

Zoning districts surrounding the plan area include "R10" to the north, "Multi Family—Medium Density" to the west, "Single Family—10,000-square-foot Lots" to the south, and "Planned Unit District" to the east and "Single Family—7,000-square-foot Lots" even further east towards I-680.

Ownership

The County and MSUSD own the majority of the property within the plan area, while the City owns the Oak Park Boulevard right-of-way, as depicted in Exhibit 2-5.

2.1.4 - Surrounding Land Uses

The area surrounding the plan area is developed with a mix of land uses typical of an urban setting and contains commercial- and professional-office, single-family and multi-family residential, school, open space, and public park and trail uses. Exhibit 2-6 depicts the surrounding land uses. Specifically, west of the plan area land uses consist of a mix of uses including the County Office of Education building and parking lot, apartment buildings, office space, and commercial retail. North of the plan area, land uses consist of single-family homes, the Prospect Alternative High School, the Pleasant Hill Adult Education Center, the Pleasant Hill Middle School, and the Pleasant Oaks Park with five softball/baseball fields and a surface parking lot.

East of the plan area and across Grayson Creek Corridor is the EBMUD aqueduct corridor that contains three major water transmission lines, ranging from 65 to 88 inches in diameter. An 88-inch pipe is located closest to the plan area with the pipe's centerline approximately 35 feet east of the EBMUD 100-foot right-of-way line. An existing multi-use trail is located within an EBMUD-owned utility easement and located immediately east of the plan area.

The City and EBMUD entered into a Revocable Landscaping License in May 1982. The license allows the City to construct certain landscaping and trail improvements within the EBMUD aqueduct right-of-way between Contra Costa Boulevard and Oak Park Boulevard, subject to review and approval by the EBMUD. The license covers the segment of the aqueduct between Ellinwood Drive to the north and Oak Park Boulevard to the south. Under the license, the City had previously constructed a bicycle/pedestrian trail within the EBMUD right-of-way, and installed landscaping that extends northward from Astrid Drive to West Hookston Road.

Farther east of the off-site EBMUD right-of way, land uses include single-family homes, a senior living community operated by Aegis of Pleasant Hill, and a Mobil gas station. South of the Specific Plan area and across Oak Park Boulevard, land uses consist of single-family neighborhoods.

2.2 - Specific Plan Objectives

The proposed plan has the following objectives for implementation of the two projects:

Specific Plan

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

Civic Project

Library Component

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

Roadway, Trail, Creek, and Floodplain Improvements Component

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

Park Component

- To enhance recreation and park facilities for City of Pleasant Hill residents;
- To create new high-quality athletic fields to support local youth leagues and provide positive out-of-school time youth activities;

- To increase field time available for sports leagues by extending useable playing time;
- To provide opportunities for adults to improve their health and wellness through active sports opportunities;
- To offer a community-gathering place via a park that provides active and passive spaces;
- To reduce impact on other parks in the City of Pleasant Hill by adding popular amenities such as bocce ball courts;
- To improve drop-off/pick-up access to Pleasant Hill Middle School through the modification of the parking area north of the Civic Project site; and
- To meet the recreation service demand established in the Contra Costa Local Agency Formation Commission *Municipal Service Review: Parks and Recreation and Cemetery Services*.[1]

Residential Project

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

2.3 - Specific Plan Components

The boundaries of the plan area are provided in Exhibit 2-7 and the conceptual site plans are provided in Exhibit 2-8. The components of the proposed plan are described by project below.

2.3.1 - Civic Project

The City of Pleasant Hill and the Recreation and Parks District (RPD) are the sponsors of the Civic Project. The Civic Project includes the following components.

Proposed Land Uses

Library

The proposed library would be located on the eastern side of Monticello Avenue, in the southern portion of the 1700 Oak Park Boulevard property. The proposed library would consist of approximately 23,900 square feet[2] (Exhibit 2-9 depicts exterior elevations for the proposed library and Exhibit 2-10a and Exhibit 2-10b depict representative illustrations).

[1] Contra Costa County Local Agency Formation Commission. 2010. Municipal Service Review: Parks and Recreation & Cemetery Services. April.
[2] To provide a conservative estimate, this EIR assumed that the library is 25,000 square feet.

The proposed library would provide programs and features that include book collection areas, indoor and outdoor gathering spaces, maker space, technology, Friends of the Library bookstore, and other space to support building operations. Exterior program space would include play areas and picnics along the Grayson Creek Corridor. A public plaza would connect the vehicular drop-off zone to the building entry. Landscaping would surround the building and parking lot, and bio-retention area would be provided for integrated stormwater capture, pre-treatment, and floodwater detention. All project improvements associated with the proposed library would be setback a minimum of 10 feet from the top bank of Grayson Creek.

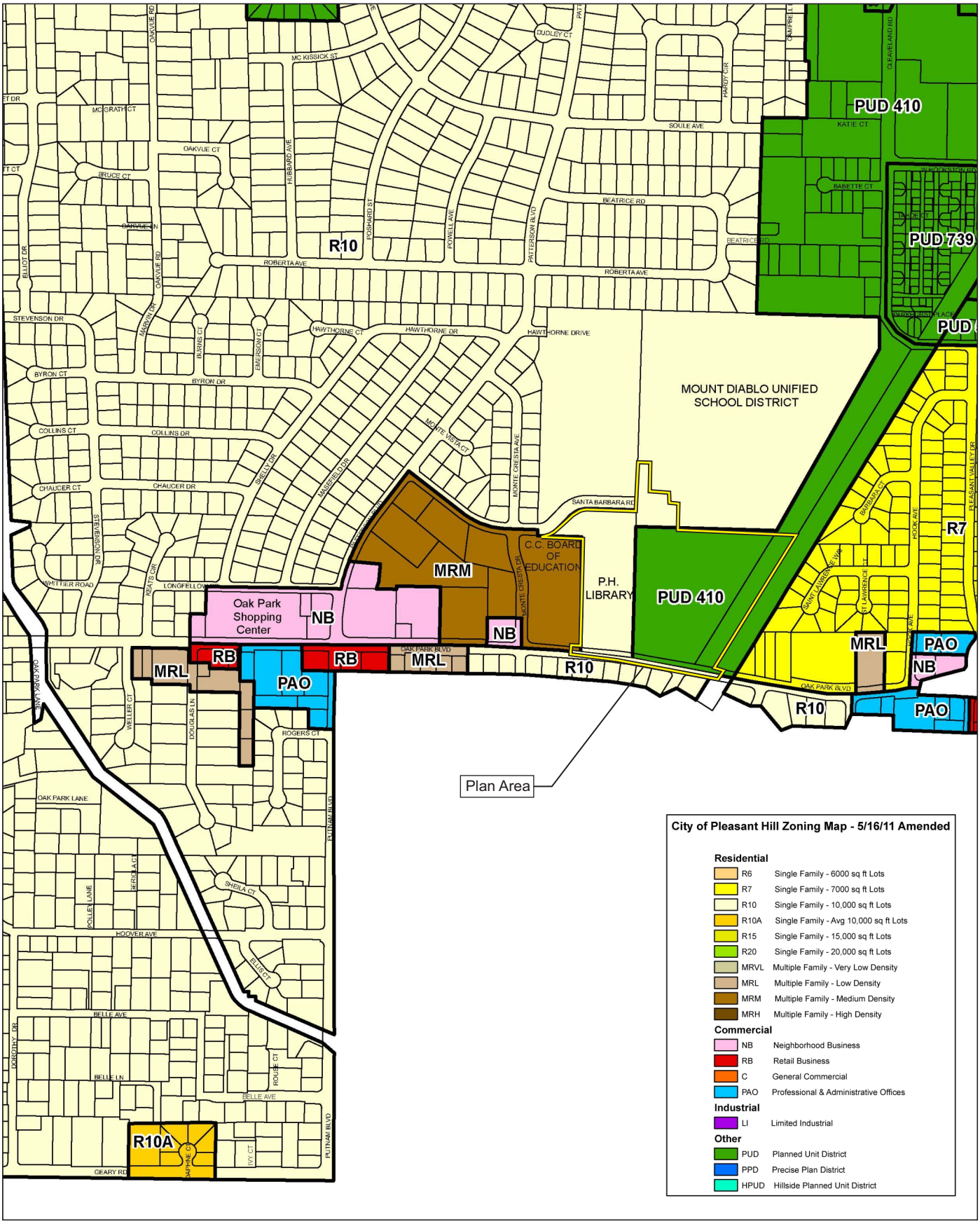
Park

The Civic Project includes a new park with athletic fields located directly north of the proposed library as shown in Exhibit 2-8. The new park would consist of two approximately 40,000-square-foot baseball fields. Ballfields would include two dugouts and two bullpens per field for a total of four of each. A 54,000-square-foot soccer field would overlay on the ballfield grass between the two diamonds.

Two built-in bleachers approximately 40 feet in length with 3 rows of seats would be included at each diamond, with seating for 53 persons per field. The field surface would be natural grass and would use recycled water for irrigation. Restrooms would include three standard unisex stalls each with a toilet and sink, and one Americans with Disabilities Act (ADA) unisex stall. The park would also include three 720-square-foot bocce ball courts, comprised of decomposed granite with a layer of oyster shell. The Civic Project would include construction of a new pedestrian trail immediately west of the Grayson Creek Corridor and along the northeastern portion of the 1700 Oak Park Property. A new children's play area would be included at the northeastern corner of the park site just west of the new pedestrian trail. A picnic area would also be provided just south of the bocce court. As detailed below, a new electrical system would be installed to provide lighting for evening-time events and security. The new system would include 11 poles ranging in heights of 40 to 70 feet.

Proposed park hours are from sunrise until 10:00 p.m. (if activities are scheduled). A 900-square-foot restroom and storage area would be developed on site. The park would include 40,000 square feet of concrete paving (including the concrete walkways, areas behind backstops, etc.). All improvements associated with the park would be setback a minimum of 10 feet from the top bank of Grayson Creek.

The park would be used for youth and adult sports practices and games, with a maximum of two games scheduled simultaneously. From January through July, youth baseball/softball practices and games would be generally scheduled on school days from 4:00 p.m. to 8:00 p.m. and weekends from 8:00 a.m. to 8:00 p.m. From August through December, youth soccer practices and games would be scheduled Monday through Friday from 4:00 p.m. to 8:00 p.m. and Saturday and Sunday from 8:00 a.m. to 8:00 p.m. Adult softball would be scheduled when the fields are not in use by youth sports from 6:00 p.m. to 10:00 p.m. Monday through Friday. In addition, it is anticipated that one bocce game would be scheduled per court Monday through Friday from 6:30 p.m. to 10:00 p.m. Park amenities would be available for casual park users without a reservation when not reserved for permitted use by local sports leagues.



Source: City of Pleasant Hill General Plan Zoning Map.

FIRSTCARBON SOLUTIONS™

Exhibit 2-4
Existing Zoning Code Designations

THIS PAGE INTENTIONALLY LEFT BLANK

Source: Bing Aerial Imagery. Contra Costa County GIS Data.

FIRSTCARBON SOLUTIONS™

300 150 0 300
Feet

Exhibit 2-5
Existing Ownership

THIS PAGE INTENTIONALLY LEFT BLANK

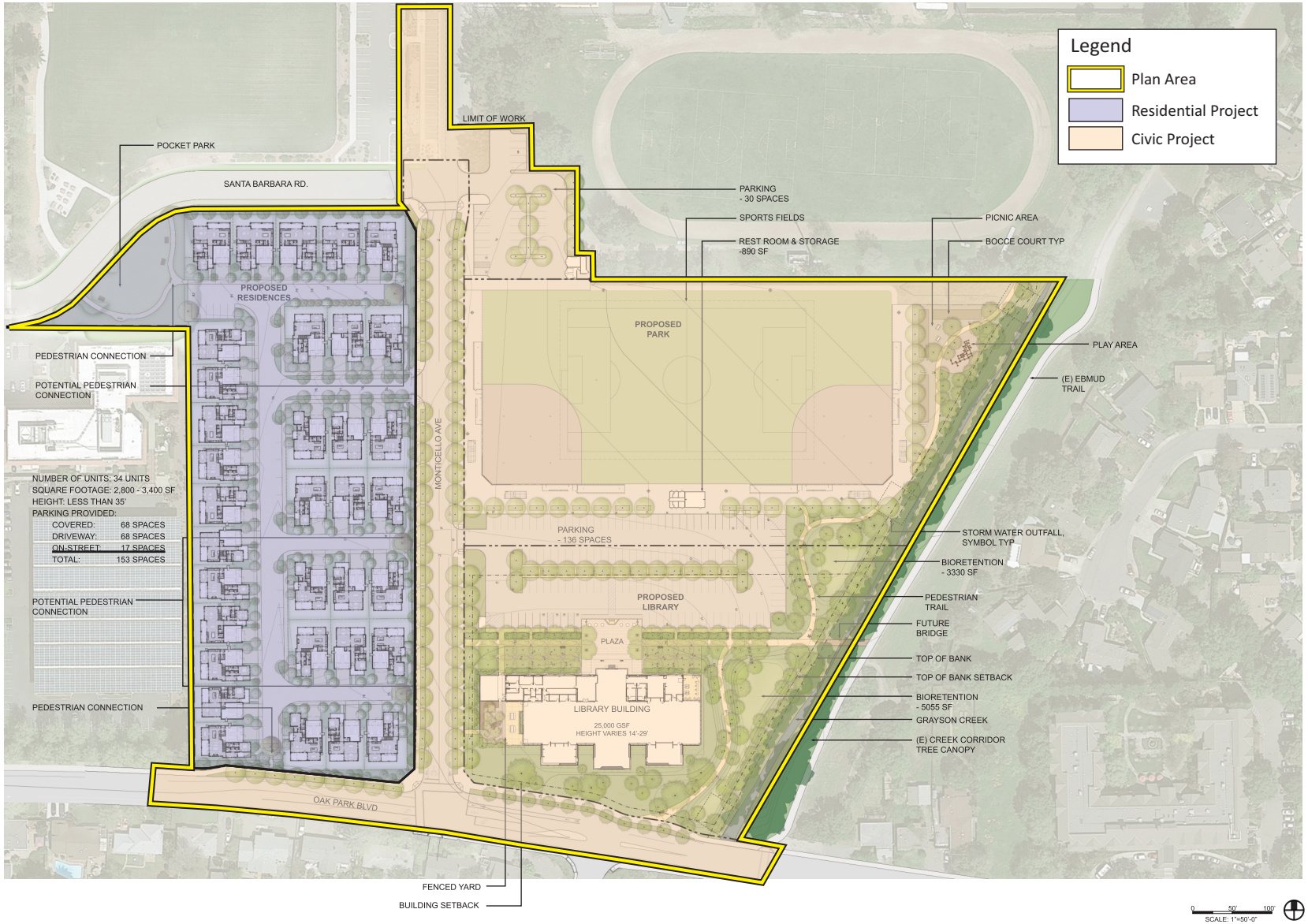
Source: Bing Aerial Imagery.

FIRSTCARBON SOLUTIONS™

360 180 0 360
Feet

Exhibit 2-6
Surrounding Land Uses

THIS PAGE INTENTIONALLY LEFT BLANK



Source: EINWILLERKUEHL Landscape Architecture.

FIRSTCARBON SOLUTIONS™

Exhibit 2-7
Boundaries of Civic Project and Residential Project

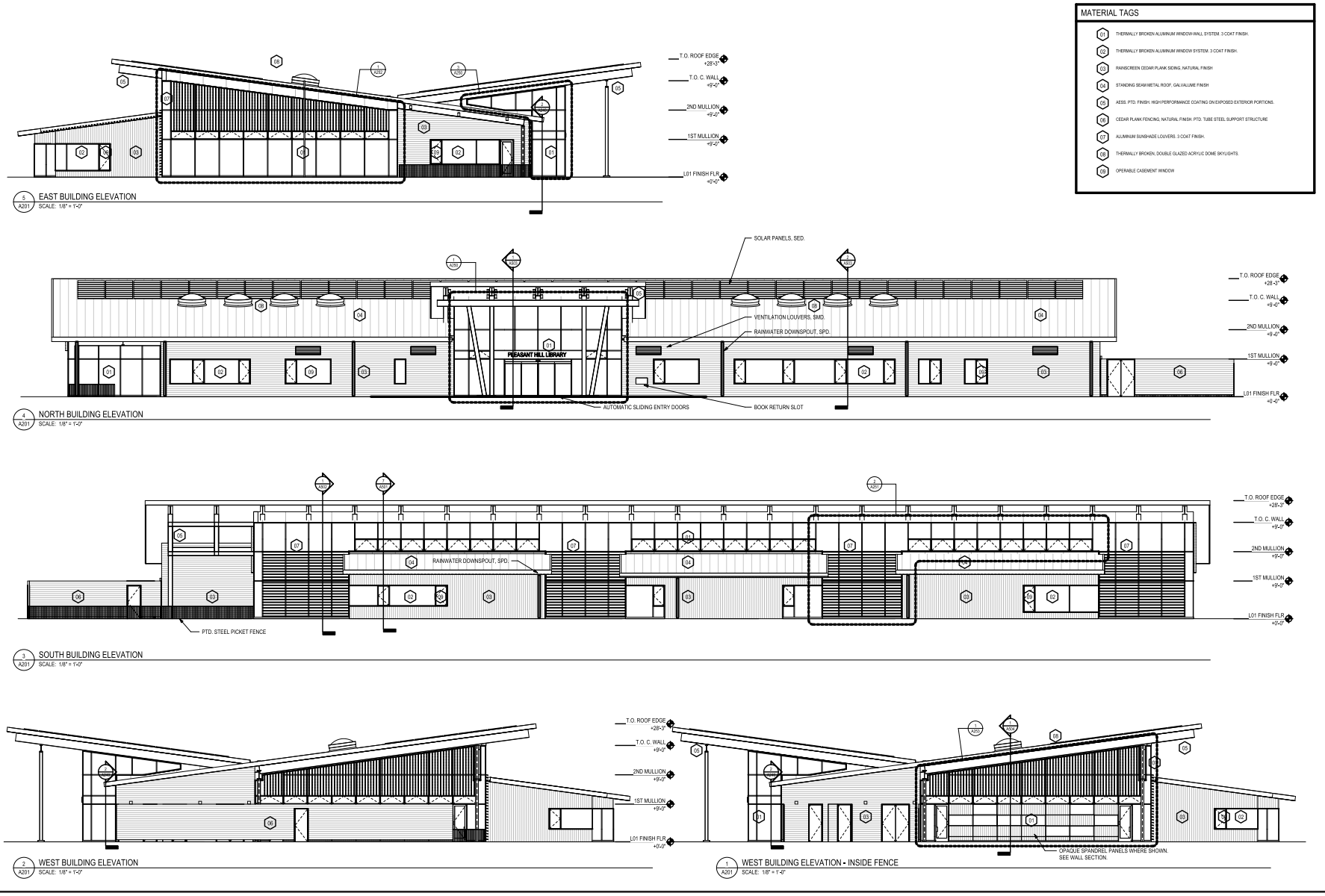
THIS PAGE INTENTIONALLY LEFT BLANK

Source: EINWILLERKUEHL Landscape Architecture.

FIRSTCARBON SOLUTIONS™

Exhibit 2-8
Conceptual Site Plans

THIS PAGE INTENTIONALLY LEFT BLANK



Source: Bohlin Cywinski Jackson, February 2019.

FIRSTCARBON SOLUTIONS™

Exhibit 2-9
Civic Project, Proposed Library - Conceptual Elevation

THIS PAGE INTENTIONALLY LEFT BLANK

View of the Proposed Library from Oak Park Boulevard.

Source: Oak Park Properties Specific Plan, 2019.

FIRSTCARBON SOLUTIONS™

Exhibit 2-10a
Civic Project, Proposed Library
Representative Illustration

THIS PAGE INTENTIONALLY LEFT BLANK

View of the Proposed Library from Monticello Avenue.

View of the Proposed Library from Monticello Avenue.

Source: Oak Park Properties Specific Plan, 2019.

FIRSTCARBON SOLUTIONS™

Exhibit 2-10b
Civic Project, Proposed Library
Representative Illustration

THIS PAGE INTENTIONALLY LEFT BLANK

In the event of extreme rain events (such as 25-year or greater storm events), the recreational fields may be utilized to detain stormwater; use of the fields may therefore be disrupted intermittently.

Trail

The Civic Project would install a new pedestrian trail immediately west of the Grayson Creek Corridor. At some time in the future, contingent upon funding, the City may install a future bridge connecting the new pedestrian trail to the EBMUD trail.

Circulation, Access, and Parking

Proposed roadway improvements to Oak Park Boulevard include widening, resurfacing, restriping, and modifying the existing signal. In addition, dedicated bike lanes would share the roadway. This segment of Oak Park Boulevard would be widened from the western Civic Project boundary to the eastern Civic Project boundary.

The intersection at Oak Park Boulevard and Monticello Avenue would be improved with new turn lanes and signal modification. A new left turn lane would allow vehicles to enter Monticello Avenue from the west. A new right turn lane would allow vehicles to enter Monticello Avenue from the east. In addition, a new left turn land would allow vehicles to enter a day care facility to the south.

Proposed roadway improvements to Monticello Avenue include complete reconstruction of the road and restriping to provide one dedicated northbound lane and one dedicated southbound lane. The southbound lane would terminate at Oak Park Boulevard with a shared left and right turn lane. In addition, dedicated bike lanes would share the roadway. The Civic Project would include 30 parking spaces (16,988 square feet of asphalt paving) at the northwest corner of the ballfields at the intersection of Monticello Avenue and Santa Barbara Road. The MDUSD would own this parking lot, but it would be managed by RPD.

The City would provide access to the library from Monticello Avenue via a single, shared driveway 300 feet north of the Monticello Avenue/Oak Park Boulevard intersection that would provide access to a 135-space parking lot that would be shared with users of the RPD athletic fields to the north. Upon entering the property and continuing south, vehicles could park or drop visitors off at a designated area near the library main entrance. The library would face the street frontages along Oak Park Boulevard, Monticello Avenue, and the Grayson Creek Corridor. No on-street parking is proposed.

Transit

County Connection Route 9 provides bus service to the vicinity of the plan area. Bus stops serving this route are located along Oak Park Boulevard and along Patterson Boulevard (located approximately 0.22 mile west). Route 9 provides services from Diablo Valley College to Pleasant Hill Bay Area Rapid Transit (BART) Station, located at 1365 Treat Boulevard, on the east side of I-680 near the Treat Boulevard interchange.

Bicycle

As illustrated in the 2009 Contra Costa Countywide Bicycle and Pedestrian Plan, a Class I bike lane exists on the EBMUD Trail, located along the Specific Plan's eastern border.[3] Class III bike lanes exist on Oak Park Boulevard, and Patterson Boulevard (located approximately 0.22 mile west). There are signage/markings along these bikeways to assist bicyclists.

Pedestrian

In general, sidewalk coverage is currently adequate on the roads near the plan area. Sidewalks begin at the intersection of Oak Park Boulevard and the EBMUD trail, extending westward along the north side of Oak Park Boulevard and partially on the south side. A sidewalk is also available on the west side of Monticello Avenue. No sidewalks are currently available along the east side of Monticello Avenue. Sidewalks on both shoulders of Monticello Avenue (school property) continue northward from Santa Barbara Road towards Hawthorne Drive, past the Pleasant Hill Middle School and the Pleasant Oaks Park.

Proposed improvements to Oak Park Boulevard and Monticello Avenue would provide needed pavement surface, bike and pedestrian facilities, and other public roadway infrastructure. The improvements are necessary to provide adequate service to the Civic Project.

Design, Lighting, and Signage

Library

The proposed library would consist of a rectangular building approximately 282 feet long by 144 feet wide. The building would be oriented horizontally (east to west) along the property with a large, single sloped roof facing the parking lot and rise from 14 feet to 29 feet towards Oak Park Boulevard. In addition, three "pavilions" ranging from 10 feet to 14 feet in height would be attached to the southern face of the building. The roofing material would be standing seam metal. The exterior façade materials would be a combination of aluminum curtain-wall and windows, aluminum louvers, and painted or stained wood, or cementitious siding.

Illuminated exterior signs would be provided for the library at the intersection of Oak Park Boulevard, and a decorative, low-level illuminated sign would be located near the entrance. The parking lot would include pole lights, while pedestrian paths would include a combination of pole lights and bollards. The southern face of the library would be illuminated with ground-mounted wall washing lights. Areas under canopies and overhangs would be illuminated with downlights mounted on the structure. A way-finding sign would be provided at the entrance to the library parking lot off Monticello Avenue. Lighting would be provided along the pedestrian trail immediately west of the Grayson Creek Corridor and would be shut off at 10:00 p.m. No signage is proposed along the Grayson Creek Corridor.

[3] Contra Costa Transportation Authority (CCTA). 2009. 2009 Contra Costa Countywide Bicycle and Pedestrian Plan. Website: http://www.ccta.net/uploads/5297adc44d334.pdf. Accessed July 3, 2018.

Park

A new electrical system would be installed to provide lighting for evening-time events and security at the proposed park. The new system would include 11 poles ranging in heights of 40 to 70 feet. New lighting poles would be installed along the perimeter of the athletic fields and managed through a 6-zone switching schedule (i.e., Zone 1—6 would control lighting for the Baseball/Softball Field No. 1, Soccer Field No. 1, Baseball/Softball Field 2, and bocce ball court, and security, respectively). The number of fixtures per pole vary from 1 to 7 depending on the type of fixture. Approximately 72 fixtures across the system would provide between 16,599 and 121,000 lumens or a system-wide electrical capacity of 64.57 kilowatts.

The park lighting system would operate on an automatic timer. The lighting system would only be active when fields are scheduled for use. The lighting schedule would also be dependent on daylight hours and would be programmed for use from 30 minutes prior to sunset until 10:00 p.m.

The new bocce courts would be lit with two lampposts that are 24 feet tall. Parking and pathways would be lit with poles not to exceed 24 feet. The style of poles and fixtures would match the fixtures currently located at Pleasant Oaks Park.

One illuminated marquee sign that is 5-feet 3-inches tall, and 6-feet wide with the park name would be placed along Monticello Avenue. The materials for the marquee sign would be concrete and aluminum. No more than six park regulation signs (a maximum of 24 inches by 30 inches) would be placed on the perimeter fence at all points of entry to the park facilities and on the restroom building

Roadways

The Civic Project would include new streetlights along Monticello Avenue, between Oak Park Boulevard and Santa Barbara Road. The Civic Project would include new streetlights along the northern segment of Oak Park Boulevard and standard cobra head streetlights mounted on existing utility poles on the southern side of Oak Park Boulevard.

Landscaping and Open Space

The Civic Project would include the removal of 53 trees and the planting of 252 trees, as described below.

Library

The Civic Project would be landscaped with a variety of plant species that reflect local conditions and complement the overall design intent of the library. A mixture of 159 trees, including native and climate-appropriate tree species would line the perimeter, and additional trees would be placed across the parking lot medians with grass buffering; 32 trees would be removed. Buffer planting would also be incorporated along all street fronts and throughout the area abutting the Grayson Creek Corridor. Bubblers would irrigate trees located in the parking lot and library promenade area. Drip irrigation would irrigate all other trees.

Park

The ballfields and related amenities would be landscaped with a variety of plant species that reflect local conditions and complement the overall design intent of Pleasant Oaks Park located to the northwest of the property. The Civic Project would retain or plant new trees providing for 23 trees on the ballfields property; 18 trees would be removed.

Grayson Creek

Existing mature native or climate-adapted trees within the top of bank setback would be reviewed by an arborist for health and preservation where possible. As noted previously, contingent upon future funding, the City may install a bridge across Grayson Creek, connecting the new pedestrian trail to the EBMUD trail. Additional tree planting would be required as part of regulatory permitting for the proposed outfalls, and would likely consist of native willows.

Roadways

Proposed plantings along Monticello Avenue and Oak Park Boulevard would include a minimum of 70 drought-tolerant trees and a groundcover planting of native and/or climate-adapted plants to separate the sidewalk from the street. Bubblers would irrigate trees, and drip irrigation would irrigate all other plantings. No trees would be removed as part of the roadway improvements.

Infrastructure Improvements

Domestic Water

Water service would be provided by installing a new 8-inch main along Monticello Avenue. The main would connect to the library 120 feet north of Oak Park Boulevard. Fire-related water service would also be provided by the 8-inch main and connect to dedicated 6-inch mains at the library building. A second connection to provide water for fire hydrants in the parking lot is also proposed. The connection would be located at the parking lot entrance beneath Monticello Avenue and run parallel to the library building.

New water lines would be placed beneath Monticello Avenue between Oak Park Boulevard and Santa Barbara Road and would run along the centerline of the street right-of-way. There are no proposed changes to the existing 10 inch main beneath Oak Park Boulevard.

Recycled Water

An existing 10-inch recycled water line would be extended south from Pleasant Oaks Park, allowing for irrigation with recycled water at the proposed athletic fields and library properties. The extension would be located along Monticello Avenue. The City estimates that the areas along Oak Park Boulevard and Monticello Avenue would demand a peak-flow of 12 gallons per minute (gpm). The park would utilize an estimated 3.6 million gallons per year.

A new connection to service the proposed library would be established approximately 120 feet north of Oak Park Boulevard. The City estimates that the library would demand a peak-flow of 45 gpm. As noted previously, contingent upon future funding, the City may install a bridge across Grayson Creek, connecting the new pedestrian trail to the EBMUD trail. A small-diameter recycled waterline and

stub out would be available in the future for the potential pedestrian bridge crossing Grayson Creek for purposes of conveying recycled water to the landscaped area immediately east of the creek.

There is no recycled water infrastructure in Oak Park Boulevard between Monte Cresta Avenue and the EBMUD Trail, and the Civic Project would not include the installation of recycled water infrastructure within this street segment.

Stormwater Drainage

Stormwater and surface run-off would be collected via a new storm drainage system and either conveyed to Grayson Creek through three outfalls that would be upgraded as part of the Civic Project, or collected into on-site bioretention ponds or, in the case of extreme rain events, detained on the sports fields. The proposed drainage and flood protection improvements (Grayson Creek Outfalls Project) would mimic the existing 100-year floodplain boundary footprint. Exhibit 2-11 depicts the locations of the proposed improvements to Grayson Creek and the proposed stormwater drainage is outlined below.

The purpose of the Grayson Creek Outfalls Project is to: 1) replace and upgrade an existing damaged corrugated metal pipe outfall that currently drains the northeast corner of the Civic Project site, 2) replace and upgrade the existing damaged pipe outfall at the eastern edge of the Civic Project site with a new pipe outfall which will drain the on-site bio-retention basins, and 3) replace and upgrade the existing outfall at the southeast corner of the Civic Project site to drain stormwater from the on-site portion of Oak Park Boulevard to Grayson Creek. All new pipe outfalls will be approximately the same size diameter as the existing pipes.

Stormwater and surface run-off would be collected via a new storm drainage system and either conveyed to Grayson Creek, collected into on-site bio retention ponds, or, in the case of extreme rain events, detained on the northern portion of the project site. The proposed drainage and flood protection improvements would improve conveyance capacity for the stormwater to minimize the flooding that is currently experienced across the Civic Project site. The existing single 24-inch drainage conveyance system along Oak Park Boulevard will be improved to include two separate storm drainage systems (a western system and an eastern system).

The western system will upsize the existing 24-inch storm drain pipe (southern on-site outfall) currently located along the on-site portion of Oak Park Boulevard to a 36-inch pipe. The western system will diverge from its existing alignment by turning northward along the eastern side of Monticello Avenue, extending eastward through the Civic Project site, and then extending northward through the on-site double 18-inch pipes towards an existing 15-inch outfall into Grayson Creek (central on-site outfall). In the event of extreme rain events such as 100-year storm event, when the on-site section of Grayson Creek reaches capacity, stormwater will be detained on the northern portion of the Civic Project site and slowly released through the 15-inch outfall (northern on-site outfall) that includes riprap for energy dissipation.

The eastern system begins east of Monticello Avenue and conveys stormwater towards an existing 36-inch outfall (central on-site outfall) into the on-site portion of Grayson Creek. The existing 24-inch storm drain pipe located along the on-site portion of Oak Park Boulevard will be improved with

additional catch basins and shallow box culverts with slotted openings that will connect to a new diversion manhole structure. A short section of this 24-inch storm drain pipe and catch basins will be constructed along the south side of Oak Park Boulevard at the eastern edge of the Civic Project site boundary and cross Oak Park Boulevard to the new diversion manhole structure. This outfall (southern on-site outfall) will be replaced with a new 36-inch outfall structure that includes riprap for energy dissipation. Storm water from this eastern system will be conveyed to Grayson Creek through this 36-inch outfall.

In the event of extreme rain events such as 100-year storm event, when the on-site portion of Grayson Creek reaches capacity, storm water from the Civic Project site would be conveyed through a new 36-inch pipe which extends northward through double 18-inch pipes towards the 15-inch outfall (northern on-site outfall) at the northeast corner of the Civic Project site, that includes riprap for energy dissipation. Stormwater from the southern portion of the Civic Project site would be directed to C3 bio-retention ponds located at the southeastern side of the Civic Project. The existing 8-inch outfall structure will be replaced with a new 8-inch riprap outfall structure and will drain the C3 ponds into Grayson Creek.

Sanitary Sewer

All sewer lines for the Civic Project would connect to an existing 10-inch municipal sewer main line that runs north-to-south through the eastern side of the property. A portion of the existing sewer main line would be realigned eastward in order to avoid being placed beneath the proposed new library building.

Service to the proposed library building on this property would be provided by one lateral connection to the 10-inch sewer main line on the eastern side of the property. Another lateral connection for the trash enclosure would be established in the parking lot to the north of the library and would connect to the same 10-inch sewer main line. Both connections would be made at the realigned section of the sewer main line on the eastern side of the building.

The proposed park's public restroom would connect to the existing 10-inch line via a sewer lateral just north of the proposed parking lot. A second sewer lateral for the trash enclosure would be established from the new satellite parking lot located north of the fields (northern parking lot) and would then connect to the same existing 10-inch sewer main line on the eastern side of the fields.

No connections will be made to the existing sanitary sewer line running beneath Oak Park Boulevard for the Civic Project.

Solid Waste and Recycling Collection

Republic Services provide solid waste disposal services for the City of Pleasant Hill. Republic Services is a private company that provides non-hazardous solid waste and recycling services for commercial, industrial, municipal, and residential customers. The sole repositories of solid waste for the City of Pleasant Hill are the Acme and Keller Canyon Landfills.

Source: Bing Aerial Imagery. Contra Costa County GIS Data.

FIRSTCARBON SOLUTIONS™

300 150 0 300 Feet

Exhibit 2-11
Grayson Creek Improvements

THIS PAGE INTENTIONALLY LEFT BLANK

Republic Services would provide garbage and recycling service to the proposed library and park. The library and park uses would be serviced by existing solid waste and recycling collection routes. A designated trash enclosure for the library would be located in the southwestern corner of the parking lot and to the west of the library entrance. A designated trash enclosure for the park would be located along the northern boundary of the park in proximity to the northern parking lot.

Power and Telecommunications

Pacific Gas and Electric (PG&E) provides electrical and natural gas services to customers in the City of Pleasant Hill. PG&E's natural gas and electricity services cover approximately 70,000 square miles in Northern and Central California. The transmission and delivery system comprises 1.5 million miles of transmission pipelines and distribution systems delivering natural gas to over 16 million people. Currently, PG&E has 5.4 million electric customer accounts and 4.3 million natural gas accounts. The electrical generation system produces more than 296,000 gigawatt-hours each year.

The City would install a new joint utility trench along Monticello Avenue between Oak Park Boulevard and Santa Barbara Road within the future public right-of-way to provide for electrical, gas, and telecommunication services for the library. New conduits/vaults would be installed between the utility trench and the library.

The City would install a new joint utility trench starting on the south side of Oak Park Boulevard. The new conduit would cross Oak Park Boulevard to the east of Monticello Avenue, and would continue westward along the north side of Oak Park Boulevard, to the Monticello Avenue intersection. New utility lines would extend along Monticello Avenue and run north. A new transformer will be installed between Monticello Avenue and the library parking lot; a second transformer would be located along the northern boundary between the ballfields and the northern parking lot. The park would not require new telecommunications and gas service.

Demolition, Relocation, Remediation, and Removal

The property located to the east of Monticello Avenue is currently vacant land (the previous Oak Park Elementary School and associated parking lot were demolished in 2009). No permanent structures or buildings currently exist on the property. Thus, no demolition would occur on this property.

Improvements to Monticello Avenue would include removing the existing roadway surface. In total, approximately 39,921 square feet of impervious surface and 11,796 square feet of pervious surface (for a total of 51,717 square feet) of existing Monticello Avenue may be removed, compiled, and trucked for disposal off-site, or recycled if possible. Monticello Avenue would be closed completely or intermittently, or would be reduced to one-way, controlled traffic during the demolition phases as needed.

Improvements to Oak Park Boulevard would include removal of 29,588 square feet of impervious surface and 1,801 square feet of pervious surface (for a total of 31,389 square feet). A temporary stoplight would be installed at the intersection of Monte Cresta Avenue and Oak Park Boulevard, as needed, when work on Monticello Avenue requires such operation.

A chain-link fence runs along the top (north to south) of the Grayson Creek bank, and this fence would be removed as part of the Civic Project.

Construction

Schedule

Construction of the proposed library and infrastructure improvements are anticipated to start as early as April 2020 and finish in the fall of 2021. The contractor for the Civic Project would utilize the proposed ballfields for laydown and storage.

Construction of the proposed new athletic fields is anticipated to start in the fall of 2020 and finish in the fall of 2021, respectively. For the purposes of presenting a conservative analysis in this EIR, it is assumed that construction would start in Fall 2019.

Site Preparation

The City estimates that there would be approximately 500 cubic yards of dirt to be cut and exported from the Civic Project site.

The Civic Project would require approximately 5,760 cubic yards of fill, which would be imported to the site.

Exported soils would be hauled to an appropriate off-site location accepting of this type of material for disposal. Throughout the excavation phase, contractors would utilize Oak Park Boulevard and an identified spoil dumping location to minimize the impact on the surrounding streets and businesses and to maximize the construction workflow efficiency. Overall site preparation activities (grading and undergrounding utilities) would require approximately 20 weeks of material handling.

Hours

Per the City's Municipal Code, construction activities throughout the duration of construction would be limited to the hours of 7:30 a.m. to 7:00 p.m. Monday through Friday, and Saturday from 9:00 a.m. to 6:00 p.m. No construction is allowed on Sundays or City holidays, without written permission.

Construction Vehicle Trips

The City would minimize disruptions to the circulation system during construction. Construction-related traffic (heavy-duty trucks, deliveries, etc.) from, and to, I-680 would be routed along Oak Park Boulevard. Bicycle and pedestrian signage would be posted to direct traffic and ensure non-motorist safety. The City would also delineate and coordinate efforts to maintain roadway, bus, and pedestrian route access during construction.

The City would coordinate major excavation, concrete placements, and material deliveries to minimize traffic congestion and avoid adversely affecting local businesses and residents. A staging area and logistics plan would be devised to maximize the effective space available during construction to minimize disruptions and to maximize public safety. All construction areas would be fenced, secured, and inspected routinely for safety and security.

Vehicle Access

Oak Park Boulevard and Monticello Avenue would provide primary access during construction with one-way flaggers in place, as needed. Periodically, one southbound lane would be established on Monticello Avenue after 8:30 a.m. to 7:00 p.m. during non-school days and northbound access would be diverted through Monte Cresta Avenue to Santa Barbara Road. When complete closure on Monticello Avenue is required (school closures and holidays), a two-way detour and secondary circulation pattern to and from Santa Barbara Road through Monte Cresta Avenue would be in place with a temporary signal installed at the intersection of Oak Park Boulevard and Monte Cresta Avenue.

Pedestrian Access

During construction, the Civic Project would maintain pedestrian access along the west side of Monticello Avenue to Santa Barbara Road and to Oak Park Boulevard. After the east sidewalk is constructed along Monticello Avenue, pedestrians would be redirected there until construction of the western sidewalk is complete. Other secondary routes would be established via existing sidewalks to and from Monte Cresta Avenue to Oak Park Boulevard. Secondary routes to and from the Pleasant Hill Middle School campus would be provided through Hawthorne Drive to Patterson Boulevard.

2.3.2 - Residential Project

Proposed Land Uses

Residences

The County is the sponsor of the Residential Project. The Residential Project would include up to 34 single-family dwelling units with seven accessory dwelling units with a proposed density of 10 dwelling units per acre. The residential units would be a maximum of 35 feet in height ranging from 2,800 square feet to 3,400 square feet in size with a minimum lot size of 3,936 square feet, for a total of approximately 106,654 square feet of development.

Residences would face the street frontage along Monticello Drive, where no on-street parking is proposed. A new circulation system would provide access to the residential buildings via a private road, with off-street parking along internal streets. Exhibits 2-12a through 2-12d illustrate the conceptual elevations of the residences.

The Residential Project would include 153 parking spaces for residents and guests, including 68 parking spaces within individual garages, 68 driveway apron parking spaces and 17 on-site on-street spaces.

Residential Pocket Park

The Residential Project would include creation of a pocket park, located on the northwest corner of the Residential Project site, along Santa Barbara Road. The Pocket Park would provide active and passive recreation opportunities, featuring an open lawn for free play, along with a universal access walkway providing a variety of seating and picnic locations. Existing and new trees will provide plenty of shade while the planting palette and fence style will reflect the existing Pleasant Oaks Park across the street. The park would utilize water wise, bay-friendly design principles, and a high efficiency irrigation system utilizing recycled water to maintain an attractive aesthetic while respecting the unique climate of Pleasant Hill.

Circulation, Access, and Parking

Transit

County Connection Route 9 provides bus service within the vicinity of the Residential Project. Bus stops serving this route are located along Oak Park Boulevard and along Patterson Boulevard, located approximately 0.22 mile west. Route 9 provides services from Diablo Valley College to Pleasant Hill Bay Area Rapid Transit (BART) Station, located at 1365 Treat Boulevard, on the east side of I-680 near the Treat Boulevard interchange.

Bicycle

As illustrated in the 2009 Contra Costa Countywide Bicycle and Pedestrian Plan, a Class I bike lane exists on the EBMUD Trail, located along the plan area's eastern border.[4] Class II bike lanes exist on Oak Park Boulevard, adjacent to the Residential Project site, and Patterson Boulevard, located approximately 0.22 mile west. There are signage/markings along these bikeways to assist bicyclists.

Pedestrian

In general, sidewalk coverage is currently adequate on the roads near the Residential Project site. Sidewalks begin at the intersection of Oak Park Boulevard and the EBMUD trail, extending westward along the north side of Oak Park Boulevard and partially on the south side. A sidewalk is also available on the west side of Monticello Avenue. No sidewalks are currently available along the east side of Monticello Avenue. Sidewalks on both shoulders of Monticello Avenue continue northward from Santa Barbara Road towards Hawthorne Drive, past the Pleasant Hill Middle School and the Pleasant Oaks Park.

Design, Lighting, and Signage

The homes would have a variety of floor plans and would have an architectural palette that builds on the rich history and distinct character of the City of Pleasant Hill. The residential development would promote walkability and reduce the impact and use of cars. The residential entry from Monticello Avenue is staggered from the entrance for the proposed library to avoid conflicts in traffic movement and circulation. The residential homes would be accessed off the internal street or smaller lanes. Each lane would serve no more than six homes. The smaller lanes would be organized to allow for the homes to be clustered providing an intimate and less auto-centric community, while providing ample space for the volume of traffic they would serve. Some of the street lanes would provide pedestrian connections to Monticello Avenue, allowing the residents to have easy access to the proposed library and ball fields. The homes would back on to the adjoining property to the west with privacy fences. On the northern and southern edges of the property where the homes are adjacent to busy streets, there would be a landscape buffer/edge between the property line fence and the public right-of way.

[4] Contra Costa Transportation Authority (CCTA). 2009. 2009 Contra Costa Countywide Bicycle and Pedestrian Plan. Website: http://www.ccta.net/uploads/5297adc44d334.pdf. Accessed July 3, 2018.

PLAN 1A FARMHOUSE, RIGHT ELEVATION

0 8 16 32

PLAN 1A FARMHOUSE, FRONT ELEVATION

0 4 8 16

FARMHOUSE STYLE KEY

1. LAP SIDING WITH CORNER TRIM
2. BOARD AND BATTEN SIDING
3. COMPOSITION SHINGLE ROOFING
4. PAINTED WOOD COLUMN
5. GABLE END OUTLOOKERS
6. ACCENT CORBELS
7. ENHANCED WINDOW SILL

	SCHEME 1	SCHEME 2	SCHEME 3
BODY 1 LAP SIDING WITH CORNER TRIM	SW 7648 Big Chill	SW 6074 Spalding Gray	SW 6251 Outerspace
BODY 2 BOARD AND BATTEN SIDING AND CORNER TRIM	SW 7593 Rustic Red	SW 6071 Popular Gray	SW 7661 Reflection
TRIM WINDOW AND DOOR TRIM PAINTED WOOD COLUMNS	SW 6252 Ice Cube	SW 7101 Futon	SW 6252 Ice Cube
ACCENT ENTRY AND GARAGE DOORS	SW 6258 Tricorn Black	SW 0032 Needlepoint Navy	SW 7592 Crabby Apple
ROOF COMPOSITION SHINGLE BY GAF - TIMBERLINE HD	Slate	Mission Brown	Slate

PLAN 1A FARMHOUSE, REAR ELEVATION

0 8 16 32

PLAN 1A FARMHOUSE, LEFT ELEVATION

0 8 16 32

Source: BKF Engineers/Surveyors/Planners, February 2019.

FIRSTCARBON SOLUTIONS™

Exhibit 2-12a
Residential Project - Farmhouse Style Conceptual Elevation

THIS PAGE INTENTIONALLY LEFT BLANK

PLAN 1B CRAFTSMAN, RIGHT ELEVATION

0 8 16 32

PLAN 1B CRAFTSMAN, FRONT ELEVATION

0 4 8 16

CRAFTSMAN STYLE KEY

1. SHINGLE SIDING WITH CORNER TRIM
2. SMOOTH FINISH STUCCO
3. COMPOSITION SHINGLE ROOFING
4. PAINTED WOOD COLUMN WITH STONE BASE
5. GABLE END OUTLOOKERS
6. ACCENT CORBELS
7. BOARD AND BATTEN GABLE END DETAIL
8. ENHANCED WINDOW SILL

	SCHEME 1	SCHEME 2	SCHEME 3
BODY 1 SMOOTH FINISH STUCCO	SW 6147 Panda White	SW 6140 Moderate White	SW 7661 Reflection
BODY 2 SHINGLE SIDING AND CORNER TRIM	SW 6209 Ripe Olive	SW 7515 Homestead Brown	SW 6244 Naval
TRIM WINDOW AND DOOR TRIM PAINTED WOOD COLUMNS GABLE END BOARD AND BATT	SW 7020 Black Fox	SW 9183 Dark Clove	SW 7673 Pewter Cast
ACCENT ENTRY AND GARAGE DOORS	SW7595 Sommelier	SW 7019 Gauntlet Gray	SW 2848 Roycroft Pewter
ROOF COMPOSITION SHINGLE BY GAF - TIMBERLINE HD	Slate	Slate	Birchwood
STONE	Stacked Stone - Slate Gray	Stacked Stone - Chapel Hill	Stacked Stone - Slate Gray

PLAN 1B CRAFTSMAN, REAR ELEVATION

0 8 16 32

PLAN 1B CRAFTSMAN, LEFT ELEVATION

0 8 16 32

Source: BKF Engineers/Surveyors/Planners, February 2019.

FIRSTCARBON SOLUTIONS™

Exhibit 2-12b
Residential Project - Craftsman Style Conceptual Elevation

THIS PAGE INTENTIONALLY LEFT BLANK

PLAN 1C COTTAGE, RIGHT ELEVATION

0 8 16 32

PLAN 1C COTTAGE, FRONT ELEVATION

0 4 8 16

PLAN 1C COTTAGE, REAR ELEVATION

0 8 16 32

PLAN 1C COTTAGE, LEFT ELEVATION

0 8 16 32

COTTAGE STYLE KEY

1. SMOOTH FINISH STUCCO
2. STANDING SEAM METAL ROOFING
3. COMPOSITION SHINGLE ROOFING
4. PAINTED WOOD COLUMN
5. FAUX GABLE END VENT
6. FOAM ACCENT CORBELS
7. ENHANCED WINDOW SILL
8. FOAM ACCENT SHUTTER
9. MARQUEE STONE VENEER FINISH

	SCHEME 1	SCHEME 2	SCHEME 3
BODY SMOOTH FINISH STUCCO	SW 7012 Creamy	SW 7641 Colonnade Gray	SW 0053 Porcelain
TRIM WINDOW AND DOOR TRIM PAINTED WOOD COLUMNS GARAGE DOOR, SHUTTERS FAUX GABLE END VENTS	SW 9183 Dark Clove	SW 7048 Urbane Bronze	SW 7041 Van Dyke Brown
ACCENT ENTRY DOOR	SW 0072 Deep Maroon	SW 7625 Mount Etna	SW 6181 Secret Garden
ROOF 1 COMPOSITION SHINGLE BY GAF - TIMBERLINE HD	Barkwood	Charcoal	Barkwood
ROOF 2 STANDING SEAM BY AEP SPAN	Dark Bronze	Matte Black	Dark Bronze
STONE STONE VENEER BY ELDORADO STONE	Marquee24 Dove Tail	Marquee24 Dove Tail	Marquee24 Dove Tail

Source: BKF Engineers/Surveyors/Planners, February 2019.

FIRSTCARBON SOLUTIONS™

Exhibit 2-12c
Residential Project - Cottage Style Conceptual Elevation

THIS PAGE INTENTIONALLY LEFT BLANK

PLAN 2D SPANISH, RIGHT ELEVATION

0 8 16 32

PLAN 2D SPANISH, FRONT ELEVATION

0 4 8 16

SPANISH STYLE KEY

1. SMOOTH FINISH STUCCO
2. 'S' TILE ROOFING
3. PAINTED WOOD COLUMN
4. FAUX GABLE END VENT
5. ACCENT CORBELS
6. ENHANCED WINDOW SILL
7. ENHANCED WINDOW SURROUND
8. ADOBE STONE VENEER FINISH
9. FOAM ACCENT SHUTTER

PLAN 2D SPANISH, REAR ELEVATION

0 8 16 32

PLAN 2D SPANISH, LEFT ELEVATION

0 8 16 32

Source: BKF Engineers/Surveyors/Planners, February 2019.

FIRSTCARBON SOLUTIONS™

Exhibit 2-12d
Residential Project - Spanish Style Conceptual Elevation

THIS PAGE INTENTIONALLY LEFT BLANK

The homes along Monticello Avenue would provide an enhanced street frontage with entrances and porches that are oriented towards Monticello Avenue. Depending on the final grading plan, the homes along Monticello Avenue may be slightly elevated from the street level. Landscaping will also be provided in the area between Monticello Avenue and the Residential Project, which when combined, could result in additional visual interest along the street frontage. The Pocket Park would be connected to the development by a pedestrian path.

The 34 proposed homes reflect four floor plans, ranging from approximately 2,800 square feet to 3,400 square feet. The largest floor plan would have an independent lock-off suite in compliance with the Pleasant Hill Affordable Housing Ordinance. All four plans would have full driveway aprons (18 feet by 18 feet) to accommodate two driveway spaces, two-car garages, independent front, side, and rear yards. The homes would have open floor plans with integrated California rooms[5] and upper level decks for seamless indoor-outdoor living to take advantage of the year-round desirable weather.

Exterior lighting would be located around the proposed residences. Lampposts would be evenly dispersed, with safety lighting, as needed throughout the Residential Project site.

Landscaping and Open Space

The Residential Project would result in the removal of 120 trees (five of the existing trees on the Residential Project site will remain).

The Residential Project would be landscaped with a variety of plant species that reflect local conditions and complement the overall design intent of the proposed residences. A mixture of 216 native and climate-appropriate trees would be planted throughout the site, as well as native and climate-appropriate shrub and plant species would be included throughout the site. Buffer planting would also be incorporated along all street fronts. High efficiency irrigation system consisting of bubblers to irrigate trees, spray irrigation for turf and bio-retention areas, and drip would be used for all other planting.

Infrastructure Improvements

Domestic Water

Three water providers: CCWD, EBMUD, and Martinez Water District, provide potable water service to the City of Pleasant Hill. The Residential Project site is within the CCWD service area.[6] Static pressure within the existing main is between 55 and 60 pounds per square inch. An 8-inch domestic water main along Monticello Avenue and a 6-inch main for fire-related water service would supply domestic water.

The Residential Project would connect to new municipal water lines in Monticello Avenue.

[5] California rooms are open to the outdoors on one or more sides. Although California rooms are technically classified as outdoor spaces—and thus are not factored into a home's square footage—they do have protection from the elements. For instance, California rooms have a roof to keep out rain and sun.

[6] Contra Costa Water District (CCWD). 2017. Contra Costa Water District: District Boundaries. Website: https://www.ccwater.com/289/Service-Area-Map. Accessed December 5, 2018.

Recycled Water

No recycled water infrastructure would service the Residential Project. Recycled water may be utilized for landscaping along street frontages in conjunction with the Contra Costa Clean Water Program (C3 facilities).

Stormwater Drainage

The Residential Project would connect to the municipal stormwater drain within Monticello Avenue and Oak Park Boulevard. The Residential Project would include linear bio-retention basins along the west side of Monticello Avenue and the north side of Oak Park Boulevard, with sufficient capacity to capture storm water runoff in accordance with C.3 requirements.

Sanitary Sewer

The sewer connection for the existing library, which currently connects to an existing main under Oak Park Boulevard, would be abandoned and removed. A new 8-inch line would be constructed in the east/west direction underneath Monticello Avenue and would continue underneath the parking lot and eventually connect to the existing 10-inch sanitary sewer main adjacent to Grayson Creek.

Solid Waste and Recycling Collection

Republic Services would provide garbage and recycling service to the Residential Project. The residences would be serviced by existing solid waste and recycling collection routes. Individual trash, recycling, and green receptacles would be provided for each home

Power and Telecommunications

The Residential Project would connect to a new joint utility trench within Monticello Avenue. The homes would be subject to the 2020 California Building Code, which requires the inclusion of solar panels for new residential development.

Demolition, Relocation, Remediation, and Removal

Construction of the Residential Project would require demolition of existing buildings and hardscaped/paved areas, including the vacant administrative offices, the County library building, the paved parking lot, trees, and landscaping, resulting in the removal of approximately 159,000 square feet of impervious surface and 59,000 square feet of pervious surface for a total of 218,000 square feet.

The County would relocate some of the library materials and services to a temporary library located at the Pleasant Hill Senior Center for approximately 18-24 months. The temporary library is expected to be open Monday to Saturday.[7]

The Pleasant Hill Teen Center, located at 147 Gregory Lane, would be used for story-time and other programs when available.

[7] Melinda Cervantes. County Librarian, Contra Costa County. Personal communication in person March 12, 2019.

Construction

Schedule

Construction of the Residential Project is anticipated to start in June 2020 and finish in the summer of 2022.

Site Preparation

The County estimates that site preparation for the Residential Project would require approximately 9,000 cubic yards of cut and 4,000 cubic yards of fill, with a net export of 5,000 cubic yards of material exported from the Residential Project site.

Exported soils would be hauled to an appropriate off-site location accepting of this type of material for disposal. Throughout the excavation phase, contractors would utilize Oak Park Boulevard and an identified spoil dumping location to minimize the impact on the surrounding streets and businesses and to maximize the construction workflow efficiency.

Hours

Per the City's Municipal Code, construction activities throughout the duration of the proposed Residential Project would be limited to the hours of 7:30 a.m. to 7:00 p.m. Monday through Friday, and Saturday from 9:00 a.m. to 6:00 p.m. No construction is allowed on Sundays or City holidays.

Vehicle Trips

Construction-related traffic (heavy-duty trucks, deliveries, etc.) from I-680 would be routed eastward along Oak Park Boulevard towards Main Street. Bicycle and pedestrian signage would be posted to direct traffic and ensure non-motorist safety.

The Residential Project would coordinate major excavation, concrete placements, and material deliveries to minimize traffic congestion, and avoid adversely affecting local businesses and residents. A staging area and logistics plan would be completed to maximize the effective space available during construction to minimize disruptions and to maximize public safety. All construction areas would be fenced, secured, and inspected routinely for safety and security.

Vehicle Access

Construction vehicle access would be provided by Monticello Avenue, with a one-way flagger system in place, as needed. Oak Park Boulevard would provide secondary access and Santa Barbara Road would provide a third access point during non-school peak hours.

Periodically, one southbound lane would be established on Monticello Avenue after 8:30 a.m. to 7:00 p.m. and northbound access would be diverted through Monte Cresta Avenue to Santa Barbara Road. When complete closure on Monticello Avenue is required, a two-way detour and secondary circulation pattern to and from Santa Barbara Road through Monte Cresta Avenue would be in place with a temporary signal installed at the intersection of Oak Park Boulevard and Monte Cresta Avenue.

2.3.3 - Proposed Specific Plan Land Use Designations, Zoning, and Ownership

Land Use Designations

The existing and proposed land use designations are depicted in Exhibit 2-13. The proposed changes in land use would require a General Plan Amendment.

A General Plan Amendment is proposed to modify boundaries of areas for considering density increases in residential areas. The modification would clarify that certain street types would be excluded from the boundary area for purposes of considering land redesignations.

Zoning

The Specific Plan would require rezoning of plan area properties to allow for the proposed specific uses. The proposed zoning is depicted in Exhibit 2-14. The designations and subsequent requirements are codified in Pleasant Hill Municipal Code Section 18.20.010(B)(9) (PUD planned unit development), Section 18.30.010 (Specific Purposes), and Section 18.30.050 (Concept Plan).

A Zoning Text Amendment is proposed to make relevant sections of the zoning ordinance consistent with General Plan provisions related to limitations for residential rezoning. The amendment would clarify the boundary area applicability when adjacent to certain zoning and certain street types.

2.4 - Required Actions and Approvals

Exhibit 2-15 depicts the proposed land use ownership resulting from the implementation of the proposed plan. Implementation of the proposed plan would require the following discretionary and ministerial permits and approvals:

2.4.1 - Civic Project

Discretionary Actions

- EIR Certification: City Council and RPD Board
- General Plan Amendment: City Council
- Adoption of a Specific Plan: City Council
- Approval of Zone Text Amendment: City Council
- Planned Unit Development Rezoning: City Council
- Approval of Library: City Council
- Approve Architectural Review Permit (proposed park): City Council
- Approve Conditional Use Permit (proposed park): City Council
- Approve Development Plan Permit (proposed park): City Council
- Transfer of property rights from County to City and RPD
- Transfer of property rights from MDUSD to City and RPD

- Lake or Streambed Alteration Agreement Section 1600 Permit: California Department of Fish and Wildlife (CDFW)
- United States Army Corps of Engineers (USACE) Section 404 Permit: USACE
- San Francisco Bay Regional Water Quality Control Board (RWQCB) Section 401 Water Quality Certification/Issuance of Waste Discharge Requirements (WDRs): RWQCB

Ministerial Actions

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

2.4.2 - Residential Project

Discretionary Actions

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

Ministerial Actions

- Demolition permit: City Building Division and/or County
- Grading permit: City Engineering Division
- Building permit: City Building Division

- Approve water, sewer, stormwater, and street light improvements within the residential development: City Public Works and Community Development Department

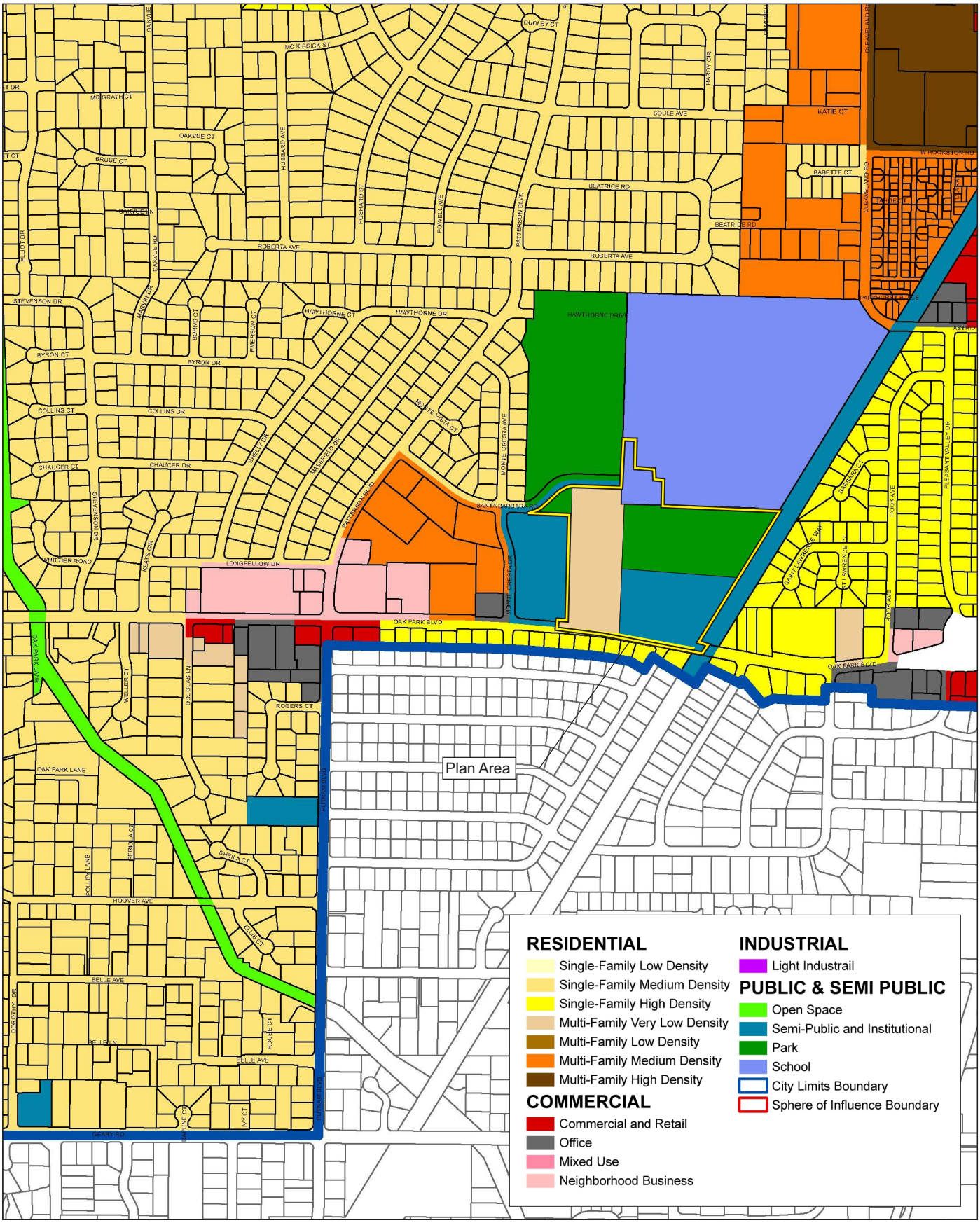
A number of other agencies in addition to the City of Pleasant Hill serve as Responsible and Trustee Agencies pursuant to CEQA Guidelines Section 15381 and Section 15386, respectively. This EIR provides environmental information to these agencies—and other public agencies—that may be required to review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

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

2.5 - Intended Uses of This Draft EIR

This Draft EIR is being prepared by the City of Pleasant Hill to assess the potential environmental impacts that may arise in connection with actions related to implementation of the proposed plan. Pursuant to CEQA Guidelines Section 15367, the City of Pleasant Hill is the lead agency and has primary discretionary authority over the proposed plan and necessary approvals. This Draft EIR is intended to address public infrastructure improvements and future development identified in the proposed plan. This Draft EIR will be circulated for a minimum of 45 days, during which period comments concerning the analysis contained in this Draft EIR should be sent to:

Troy Fujimoto, Acting City Planner
100 Gregory Lane
Pleasant Hill, CA 94523
Tel: 925.671.5224
Fax: 925.682.9327
Email: tfujimoto@pleasanthillca.org

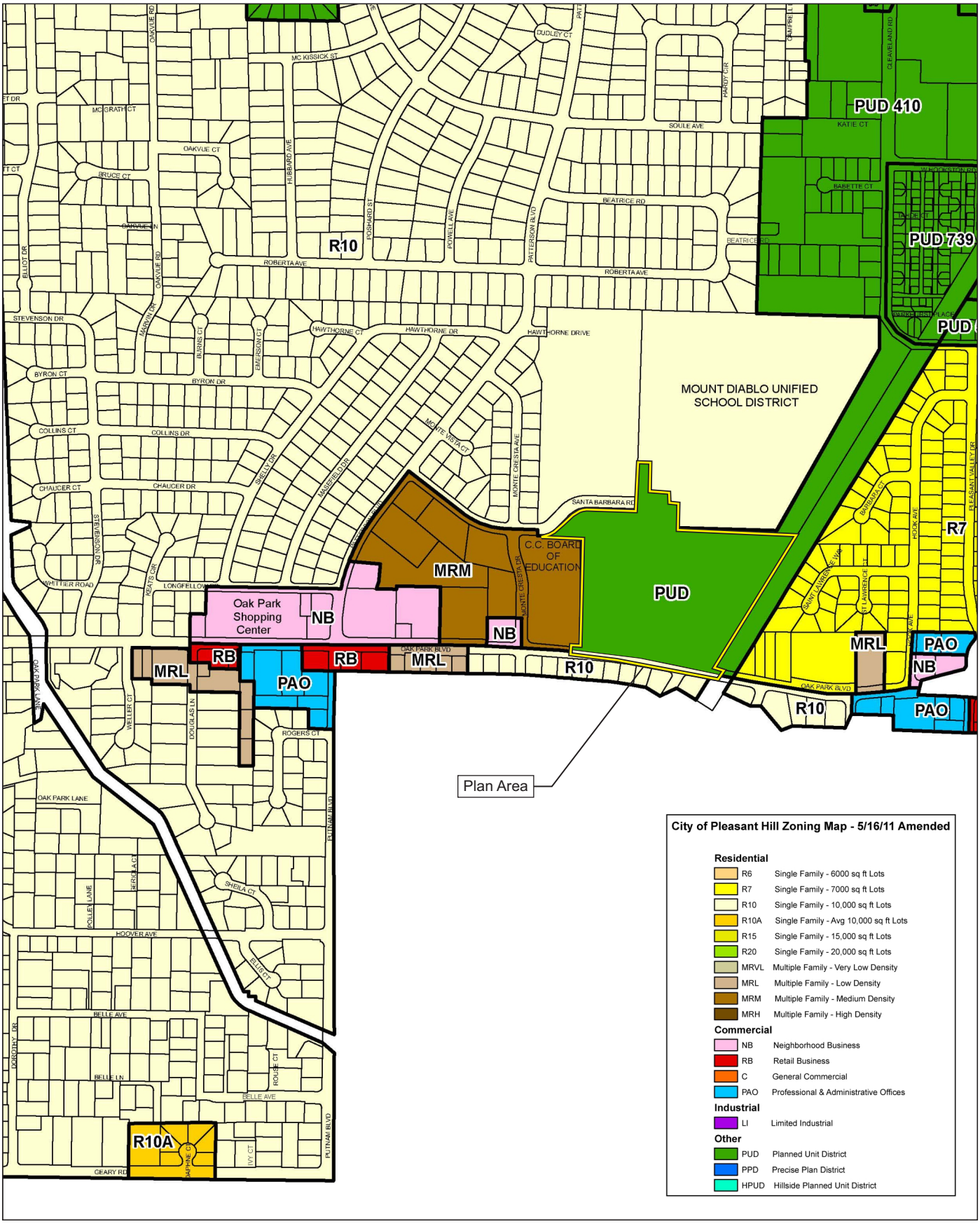


Source: Oak Park Properties Specific Plan, 2019.

FIRSTCARBON SOLUTIONS™

Exhibit 2-13
Proposed General Plan Land Use Designations

THIS PAGE INTENTIONALLY LEFT BLANK

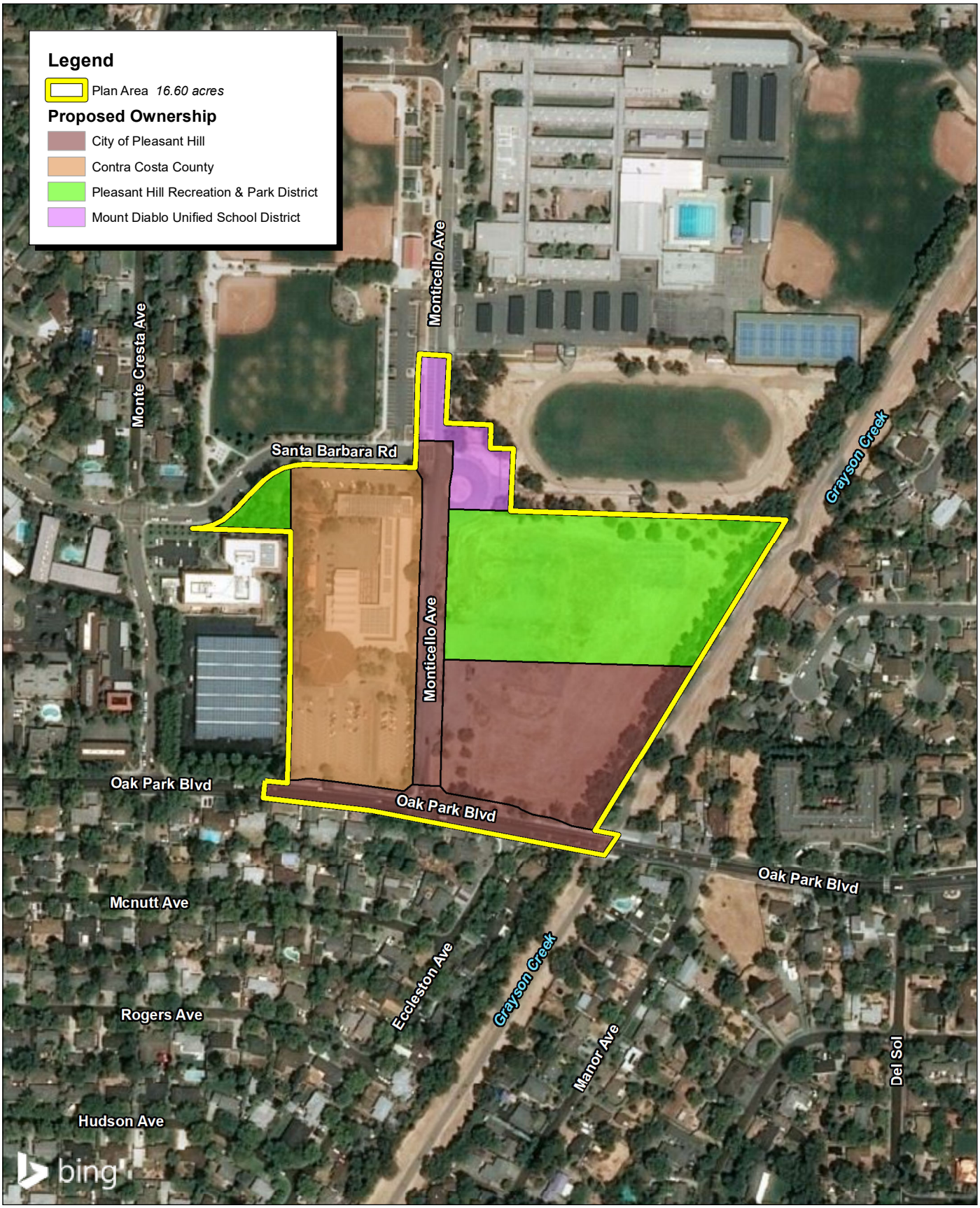


Source: Oak Park Properties Specific Plan, 2019.

FIRSTCARBON SOLUTIONS™

Exhibit 2-14
Proposed Zoning Code Designations

THIS PAGE INTENTIONALLY LEFT BLANK



Source: Bing Aerial Imagery. Contra Costa County GIS Data.

FIRSTCARBON SOLUTIONS™

300 150 0 300
Feet

Exhibit 2-15
Proposed Ownership

THIS PAGE INTENTIONALLY LEFT BLANK