

HOUSING AUTHORITY of the COUNTY OF CONTRA COSTA

CALENDAR FOR THE BOARD OF COMMISSIONERS

BOARD CHAMBERS ROOM 107, COUNTY ADMINISTRATION BUILDING
651 PINE STREET
MARTINEZ, CALIFORNIA 94553-1229

JOHN GIOIA, CHAIR
CANDACE ANDERSEN, VICE CHAIR
DIANE BURGIS
KAREN MITCHOFF
FEDERAL D. GLOVER
FAY NATHANIEL
JANNEL GEORGE-ODEN

JOSEPH VILLARREAL, EXECUTIVE DIRECTOR, (925) 957-8000

PERSONS WHO WISH TO ADDRESS THE BOARD DURING PUBLIC COMMENT OR WITH RESPECT TO
AN ITEM THAT IS ON THE AGENDA, WILL BE LIMITED TO TWO (2) MINUTES.

The Board Chair may reduce the amount of time allotted per speaker at the beginning of each item
or public comment period
depending on the number of speakers and the business of the day.
Your patience is appreciated.

A closed session may be called at the discretion of the Board Chair.

Staff reports related to open session items on the agenda are also accessible on line at
www.co.contra-costa.ca.us.

ANNOTATED AGENDA & MINUTES September 24, 2019

1:00 P.M. Convene and call to order.

CONSIDER CONSENT ITEMS: (Items listed as C.1 through C.4 on the following agenda) -
Items are subject to removal from the Consent Calendar by request from any
Commissioner or on request for discussion by a member of the public. Items removed
from the Consent Calendar will be considered with the Discussion Items.

PRESENTATION ITEMS

PR.1 PRESENTATION by consultant CVR covering the voluntary transfer of the
Richmond Housing Authority's Housing Choice Voucher and Project-Based
Voucher programs to the Housing Authority of the County of Contra Costa.

Commissioner John Gioia	AYE
Commissioner Candace Andersen	AYE
Commissioner Diane Burgis	AYE
Commissioner Karen Mitchoff	AYE
Commissioner Federal D. Glover	AYE
Commissioner Jannel George-Oden	ABSENT

DISCUSSION ITEMS

D. 1 CONSIDER Consent Items previously removed.

There were no consent items removed for discussion.

D. 2 PUBLIC COMMENT (2 Minutes/Speaker)

Alicia Jackson, resident of Richmond, spoke on repair and improvement issues at Bayo Vista Housing, and offered assistance.

ADJOURN

Adjourned today's meeting at 1:44 p.m.

Commissioner John Gioia	AYE
Commissioner Candace Andersen	AYE
Commissioner Diane Burgis	AYE
Commissioner Karen Mitchoff	AYE
Commissioner Federal D. Glover	AYE
Commissioner Jannel George-Oden	ABSENT

CONSENT ITEMS:

C.1 DENY claim filed by Margarita Abruzzo.

Commissioner John Gioia	AYE
Commissioner Candace Andersen	AYE
Commissioner Diane Burgis	AYE
Commissioner Karen Mitchoff	AYE
Commissioner Federal D. Glover	AYE
Commissioner Jannel George-Oden	ABSENT

- C.2 ADOPT and APPROVE the Housing Choice Voucher payment standards for the Housing Authority of the County of Contra Costa effective October 1, 2019.

Commissioner John Gioia	AYE
Commissioner Candace Andersen	AYE
Commissioner Diane Burgis	AYE
Commissioner Karen Mitchoff	AYE
Commissioner Federal D. Glover	AYE
Commissioner Jannel George-Oden	ABSENT

- C.3 ACCEPT the 1st Quarter (Unaudited) Budget Report for the period ending June 30, 2019.

Commissioner John Gioia	AYE
Commissioner Candace Andersen	AYE
Commissioner Diane Burgis	AYE
Commissioner Karen Mitchoff	AYE
Commissioner Federal D. Glover	AYE
Commissioner Jannel George-Oden	ABSENT

- C.4 AWARD contract to Asbestos Management Group of California, Inc., in the amount of \$838,000 to perform asbestos abatement and demolition of 51 buildings in the Las Deltas Public Housing Development in the North Richmond area.

Commissioner John Gioia	AYE
Commissioner Candace Andersen	AYE
Commissioner Diane Burgis	AYE
Commissioner Karen Mitchoff	AYE
Commissioner Federal D. Glover	AYE
Commissioner Jannel George-Oden	ABSENT

GENERAL INFORMATION

Persons who wish to address the Board of Commissioners should complete the form provided for that purpose and furnish a copy of any written statement to the Clerk.

All matters listed under CONSENT ITEMS are considered by the Board of Commissioners to be routine and will be enacted by one motion. There will be no separate discussion of these items

unless requested by a member of the Board or a member of the public prior to the time the Commission votes on the motion to adopt.

Persons who wish to speak on matters set for PUBLIC HEARINGS will be heard when the Chair calls for comments from those persons who are in support thereof or in opposition thereto. After persons have spoken, the hearing is closed and the matter is subject to discussion and action by the Board.

Comments on matters listed on the agenda or otherwise within the purview of the Board of Commissioners can be submitted to the office of the Clerk of the Board via mail: Board of Commissioners, 651 Pine Street Room 106, Martinez, CA 94553; by fax: 925-335-1913; or via the County's web page: www.co.contracosta.ca.us, by clicking "Submit Public Comment" (the last bullet point in the left column under the title "Board of Commissioners.")

The County will provide reasonable accommodations for persons with disabilities planning to attend Board meetings who contact the Clerk of the Board at least 24 hours before the meeting, at (925) 335-1900; TDD (925) 335-1915. An assistive listening device is available from the Clerk, Room 106. Copies of taped recordings of all or portions of a Board meeting may be purchased from the Clerk of the Board. Please telephone the Office of the Clerk of the Board, (925) 335-1900, to make the necessary arrangements.

Applications for personal subscriptions to the monthly Board Agenda may be obtained by calling the Office of the Clerk of the Board, (925) 335-1900. The monthly agenda may also be viewed on the County's internet Web Page: www.co.contra-costa.ca.us

The Closed session agenda is available each month upon request from the Office of the Clerk of the Board, 651 Pine Street, Room 106, Martinez, California, and may also be viewed on the County's Web Page.

AGENDA DEADLINE: Thursday, 12 noon, 12 days before the Tuesday Board meetings.

To: Contra Costa County Housing Authority Board of Commissioners
 From: Joseph Villarreal, Housing Authority
 Date: September 24, 2019



Contra
Costa
County

Subject: PRESENTATION BY CVR COVERING THE VOLUNTARY TRANSFER OF THE RICHMOND HOUSING AUTHORITY'S HOUSING CHOICE VOUCHER AND PROJECT-BASED VOUCHER PROGRAMS TO T

RECOMMENDATIONS

PRESENTATION by consultant CVR covering the voluntary transfer of the Richmond Housing Authority's housing choice voucher and project-based voucher programs to the Housing Authority of the County of Contra Costa.

BACKGROUND

The transfer of approximately 1,670 active RHA voucher files occurred on July 1, 2019. HACCC has been working on bringing RHA's files into compliance with HUD regulations / standards. As expected, most files needed significant work. Additionally, over 350 owners had to be paid outside of normal processing timelines due to delayed rent payments. Some had not been paid for months by RHA, others were dropped in the data transfer from RHA to HACCC. Payments to four PBV properties had to be manually adjusted retroactive several months. Once all payments and credits were accounted for, these four PBV properties were collectively owed over \$200,000 in back rent. At this point, staff anticipates that it will take over two years to clean all of RHA's cases.

Action of Board On: **09/24/2019** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

AYE: John Gioia, Commissioner
 Candace Andersen,
 Commissioner
 Diane Burgis, Commissioner
 Karen Mitchoff,
 Commissioner
 Federal D. Glover,
 Commissioner

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: September 24, 2019
 Joseph Villarreal, Executive Director

ABSENT: Jannel George-Oden,
 Commissioner

By: June McHuen, Deputy

Contact: 925-957-8028

cc:

BACKGROUND (CONT'D)

In addition to file cleanup, the most significant areas of concern for HACCC currently are:

- An anticipated voucher funding shortfall of \$6-\$8 million.
- RHA PBV compliance issues due to incomplete documentation for every project.
- PBV funding timeline for RHA public housing conversions given shortfall status.
- PBV competitive selection process for RHA public housing conversions. HUD has not yet committed to a process.
- Hiring and training of new permanent staff. 8 new hires are in process and we are at various stages of hiring 10 more.
- Need for a direct services Technical Assistance contract from HUD or the ability to hire consultants and be reimbursed by HUD to expedite cleanup of RHA files.
- Confirmation of the HUD billing process for additional expenditures tied to the RHA transfer.

Fradique Rocha, Co-Chief Executive Officer, and Michael Tonovitz, Sr. Vice President, with CVR will review the attached presentation with the Board.

FISCAL IMPACT

The transfer of the Richmond Housing Authority's (RHA) Voucher programs has increased the Housing Authority of the County of Contra Costa's (HACCC) current contract with HUD from 7,097 vouchers to 9,101 vouchers. The transfer is anticipated to increase HACCC's voucher subsidies for FYE 2020 from \$117 million to over \$140 million.

CONSEQUENCE OF NEGATIVE ACTION

None. Information item only.

CLERK'S ADDENDUM

ATTACHMENTS

RHA Update Presentation

HCV Program Transfer

RHA to HACCC

September 24, 2019



The CVR Team



- National firm employing more than 150 team members
- Serving the Affordable Housing industry for nearly 25 years
- 100% Minority-Owned Business Enterprise (MBE), 50% Woman-Owned
- HUD Technical Assistance Provider with a focus on Troubled agencies
- Private management of Large Housing Choice Voucher Programs in urban areas

The CVR Team – Key Staff



CVR Team Member

Relevant Experience

Fradique Rocha	More than 30 years of experience in Affordable Housing, specializing in Asset Repositioning, Public Housing redevelopment, Troubled housing authority recovery, and Program Management
Michael Tonovitz	More than 25 years of experience in Affordable Housing, specializing in HCV program operations, Troubled housing authority recovery, Strategic Planning, RAD, PBV, Relocation, and all related activities
Melanie Campbell	Communications expert with more than 25 years of experience in Affordable Housing, specializing in PHA program operations, Strategic Planning, special programs (RAD, Choice Neighborhoods, MTW), Asset Repositioning, Relocation, and all related activities
Kris Warren	More than 25 years of Housing Authority Operations and redevelopment including expertise in the areas of asset repositioning, RAD, Section 18, and Relocation

Background

- The Richmond Housing Authority (RHA) was designated a Troubled and Fiscally Distressed Housing Authority
- HUD required RHA to enter into a Recovery Plan
- HUD required RHA to transfer its HCV program to a well-run agency
- The Housing Authority of Contra Costa County (HACCC) agreed to administer the program
- The transfer was effective July 1, 2019
- Project Based Voucher sites were part of the transfer

Background

- Transfers of large HCV Programs are not common
- HUD Guidance is limited
- There are no standard protocols or processes for a program transfer of this magnitude
- CVR was selected by HUD to provide Technical Assistance due to similar relevant experience with program transfers

Role of CVR

Communications

- Assisted with the Development of a Communications Plan
- Assisted with the Development of Communications Documents
 - Notices
 - Flyers
 - FAQs
 - Maps
- Facilitated Stakeholder meetings
 - Participants
 - Property Owners
 - Community Stakeholders

Role of CVR

Data Transfer

- Coordinated Hard File Transfer from RHA to HACCC
- Assisted RHA with the clean-up of certain bad electronic data pre-transfer
- Participated in electronic data transfer process
- Ongoing Assistance to HACCC with data clean-up

Staff Training

- Trained new HACCC staff on HCV requirements

Challenges

Project Based Vouchers

- RHA files are incomplete and HACCC/CVR could not verify that all PBV awards were properly made
- RHA PBV awards exceeded statutory caps
- Future PBV awards are needed to ensure RHA can redevelop distressed housing sites
 - A waiver request has been made to HUD to ensure these units do not impact HACCC's PBV cap
 - Units not exempt from cap could limit future affordable housing initiatives

Challenges

File Quality

- All former RHA participant files must be reviewed to ensure that calculations are accurate and all required documents are present
- Electronic data indicates that RHA may have made duplicate payments to some owners
- A detailed analysis was required to ensure HACCC makes proper payments to owners

TA Scope

- Certain needed TA was outside of the HUD approved scope

Next Steps

File Quality

- Retain file review vendor
- Review all files and track errors
- Correct all files

PBV

- TBD (pending on-going dialog with HUD)

Questions?

To: Board of Supervisors
 From: Joseph Villarreal, Housing Authority
 Date: September 24, 2019



Contra
 Costa
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Subject: Claims

RECOMMENDATIONS

DENY claim filed by Margarita Abruzzo.

BACKGROUND

Margarita Abruzzo: Housing Authority property claim for damage to vehicle in the amount of \$8,337.31.

FISCAL IMPACT

No fiscal impact.

Action of Board On: **09/24/2019** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

AYE: John Gioia, Commissioner
 Candace Andersen,
 Commissioner
 Diane Burgis, Commissioner
 Karen Mitchoff,
 Commissioner
 Federal D. Glover,
 Commissioner

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: September 24, 2019
 Joseph Villarreal, Executive Director

ABSENT: Jannel George-Oden,
 Commissioner

By: Stacey M. Boyd, Deputy

Contact: Scott Selby
 925.335.1400

cc:

CLERK'S ADDENDUM

To: Contra Costa County Housing Authority Board of Commissioners
 From: Joseph Villarreal, Housing Authority
 Date: September 24, 2019



Contra
Costa
County

Subject: ADOPT AND APPROVE THE HOUSING CHOICE VOUCHER PAYMENT STANDARDS EFFECTIVE
OCTOBER 1, 2019

RECOMMENDATIONS

ADOPT and APPROVE the Housing Choice Voucher payment standards for the Housing Authority of the County of Contra Costa effective October 1, 2019.

BACKGROUND

Payment standards are used to calculate the housing assistance payment (HAP), or subsidy, that a housing authority (HA) will pay on behalf of families leasing units under the program. Each HA must establish a schedule of payment standard amounts by bedroom size. The range of possible payment standard amounts is based on HUD's published fair market rent (FMR) schedule for the FMR area within which the HA has jurisdiction. HACCC's payment standards are based on the FMRs for the Oakland-Fremont, CA Metro area which includes all of Alameda and Contra Costa Counties. FMRs are based on the 40th percentile of rents charged for standard housing in the FMR area. This is the dollar amount below which 40 percent of the standard-quality rental housing units are rented. HAs may set their payment standards amounts from 90% to 110% of the published FMRs without HUD approval. Payment standards can be set higher or lower than this basic range in response to market conditions with HUD approval.

Action of Board On: **09/24/2019** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

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 Joseph Villarreal, Executive Director

ABSENT: Jannel George-Oden,
 Commissioner

By: June McHuen, Deputy

Contact: 925-957-8028

cc:

BACKGROUND (CONT'D)

The level at which the payment standards are set directly affects the amount of subsidy a family will receive, and the amount of rent paid by program participants. If the payment standard amount is too low:

- Families may need to pay more for rent than they can afford; or
- Families may have a hard time finding acceptable units or units in more desirable areas; or
- Housing choices will be narrowed and the HA's efforts to affirmatively further fair housing will be undermined.

If the payment standards amounts are too high, owners may be encouraged to ask for higher than reasonable rents.

As approved by the Board on January 12, 2016, HACCC's payment standards were split into two different amounts. One payment standard was established for all cities located in East County and a second payment standard was established for the rest of the cities in HACCC's jurisdiction. This change was made in an effort to give families greater access to housing opportunities in low poverty neighborhoods throughout the County and to limit concentrations of voucher families in high poverty areas or by geography.

The proposed payment standards are shown below. They are based on the revised FMRs published by HUD on August 3, 2019 and will become effective on October 1, 2019. The results of HUD's study indicated that FMRs for all bedroom-size units have gone up between 3.71% and 5.98%.

While the rental market in Contra Costa is still very tight, our clients have generally been finding units to move into at HACCC's existing payment standard levels. Therefore, staff is proposing to leave payment standards at the same level as last year. Freezing the Payment Standards may also enable HACCC to house more families. The proposed payment standards, if adopted, will still fall within HUD's range of 90% to 110% of the FMR. The East County Payment Standards will fall between 95.47% and 99.18% of HUD's new FMRs. For the rest of the County, the Payment Standards will fall between 103.76% and 106.06% of the FMR.

The proposed payment standards and the new FMRs are as follows:

EAST COUNTY - Antioch, Bay Point, Bethel Island, Brentwood, Byron, Discovery Bay, Knightsen, Oakley

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	7-BR
PS	\$1,435	\$1,723	\$2,173	\$3,017	\$3,552	\$4,085	\$4,617	\$5,150
FMR	\$1,488	\$1,808	\$2,239	\$3,042	\$3,720	\$4,278	\$4,836	\$5,394
% of FMR	96.44%	95.30%	97.05%	99.18%	95.48%	95.49%	95.47%	95.48%

All Other Cities Except Pittsburg and Richmond:

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	7-BR
PS	\$1,549	\$1,876	\$2,338	\$3,217	\$3,945	\$4,537	\$5,129	\$5,721
FMR	\$1,488	\$1,808	\$2,239	\$3,042	\$3,720	\$4,278	\$4,836	\$5,394
% of FMR	104.10%	103.76%	104.42%	105.75%	106.05%	106.05%	106.06%	106.06%

The changes will be effective October 1, 2019. All annual certifications that have already been processed will not have to be re-calculated since the implementation date of the new payment standards will be December 1, 2019. However, all new contracts and tenancies will begin to use the new Payment Standards on or after October 1, 2019.

FISCAL IMPACT

Funding for this program is provided by the U.S. Department of Housing and Urban Development (HUD). Funding for the proposed change is provided for in the Housing Authority of the County of Contra Costa's (HACCC) current budget.

CONSEQUENCE OF NEGATIVE ACTION

Should the Board of Commissioners not adopt and approve the proposed payment standards, then HACCC will not be in compliance with HUD regulations and could be subject to financial sanctions or other penalties.

CLERK'S ADDENDUM

To: Contra Costa County Housing Authority Board of Commissioners
 From: Joseph Villarreal, Housing Authority
 Date: September 24, 2019



Contra
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Subject: FY 2019-2020 1st QUARTER BUDGET REPORT

RECOMMENDATIONS

ACCEPT the 1st Quarter (Unaudited) Budget Report for the period ending 6/30/19.

BACKGROUND

This report is intended to provide the Board of Commissioners with an overview of the financial position of the Housing Authority of the County of Contra Costa (HACCC) for the 1st quarter period ending 6/30/19. The report begins with a summary of HACCC's overall fiscal standing at the end of the quarter. The overall numbers are then broken down by individual funds. Each fund overview includes a brief program summary and an explanation of the variance between budgeted and actual performance.

AGENCY OVERVIEW: Budget Report

HACCC's overall budget position for the quarter ending 6/30/19 is shown in the chart below. Activity in the Section 8 Voucher and Housing Certificate programs had the most significant impact on HACCC's budget.

The variance decrease in revenue of \$7,677,196 is a result \$6.94 million dollars of HAP funding not currently drawn in the housing voucher program due to timing issues related to program expansion associated with Richmond. Revenues were also reduced by a set aside of \$740,000 for building improvements at the Martinez Voucher Office.

The variance shown in projected Revenues and Expenditures is almost entirely tied to timing issues associated with the absorption of the Richmond Housing Authority's voucher program. Approximately \$6.94 million of Housing Assistance Payments (HAP) had not been made at the time the books were closed for this report. The remaining variance is a result various operational savings.

Action of Board On: **09/24/2019** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

AYE: John Gioia, Commissioner
 Candace Andersen,
 Commissioner
 Diane Burgis, Commissioner
 Karen Mitchoff,
 Commissioner
 Federal D. Glover,
 Commissioner

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ATTESTED: September 24, 2019
 Joseph Villarreal, Executive Director

ABSENT: Jannel George-Oden,
 Commissioner

By: June McHuen, Deputy

Contact: 925-957-8028

cc:

BACKGROUND
(CONT'D)

HACC Agency Summary	Annual Budget	1st Quarter Actual 6/30/19	Remaining FY Estimate	Annual Total	Variance
Revenue	\$ 182,245,424	\$ 37,894,160	\$ 136,684,068	\$ 174,578,228	\$ (7,667,196)
Expenditures	\$ 181,632,849	\$ 38,279,513	\$ 136,224,637	\$ 174,504,149	\$ 7,128,699
	\$ 612,575	\$ (385,353)	\$ 459,431	\$ 74,079	

The net change to overall reserves was a decrease of \$385,353. By program Housing Choice Voucher reserves decreased by \$373,555 and State and Local a decrease by \$179,253, while Public Housing reserves increased by \$167,389 and the Housing Certificate Program saw a small increase of \$66. The chart below reflects the current reserve balances by program.

Analysis of Agency Reserves	Beginning Balance 4/1/19 (Audited)	1st Quarter ending 6/30/19 (Unaudited)	Reserve Balance period ending 6/30/19 (Unaudited)
Total Reserves	\$ 12,232,188	\$ (385,353)	\$ 11,846,835
<u>Restricted Reserves</u>			
Housing Choice Vouchers	\$ -0-	\$ -0-	\$ -0-
Public Housing & Cap. Funds	\$ -0-	\$ -0-	\$ -0-
State & Local Programs	\$ -0-	\$ (111,349)	\$ (111,349)
Housing Certificates Programs	\$ -0-	\$ -0-	\$ -0-
Total Restricted Reserves	\$ -0-	\$ (111,349)	\$ (111,349)
<u>Unrestricted Reserves</u>			
Housing Choice Vouchers	\$ 4,466,902	\$ (373,555)	\$ 4,093,347
Public Housing & Cap. Funds	\$ 2,284,261	\$ 167,389	\$ 2,451,650
State & Local Programs	\$ 5,481,025	\$ (67,904)	\$ 5,413,121*
Housing Certificates Programs	<u>\$ -0-</u>	<u>\$ 66</u>	<u>\$ 66</u>
Total Unrestricted Reserves	\$ 12,232,188	\$ (274,004)	\$ 11,958,184

*Reserve levels do not include unfunded pension & OPEB liability of roughly \$12.2 million.

As a reminder, almost all reserves are restricted for use within each program. The designation of restricted or unrestricted reserves merely indicates that the funds are obligated for special use within the program (restricted) or that they can be used for any purpose tied to the program (unrestricted). The only reserves that can be used freely are unrestricted reserves within the State and Local Programs that are not tied to the tax credit properties. These reserves can be used to support any of HACC's programs.

FUNDS OVERVIEW:

Housing Choice Vouchers

Program Summary - The HCV program provides assistance to families in the private rental market. HACC qualifies families for the program based on income. These families find a home in the private rental market and HACC provides them with a subsidy via a HAP contract with the property owner. HAP is paid by HACC directly

to the owner. Through its HCV program, HACCC is authorized to provide affordable housing assistance to a maximum of 6,936 families. However, due to funding constraints, utilization has drop to approximately 6,027 families. These numbers will be modified this fiscal year due to the program expansion of the Richmond housing vouchers program.

Summary of Difference Between Budgeted and Annual Estimate:

Revenue – As mentioned previously, the revenue decrease of \$7,682,736 is a result of \$6.94 million dollars of HAP funding not currently drawn in the housing voucher program due to timing issues related to program expansion associated with Richmond. Revenues were also reduced by a set aside of \$740,000 for building improvements at the Martinez Voucher Office for roofing and air conditioning replacement.

Expenditures - The projected decrease in expenditures of \$7,317,414 is a result of \$6.94 million of unexpended HAP and \$377,414 of general operations expenditure reductions.

Housing Choice Vouchers	Annual Budget	1st Quarter Actual 6/30/19 (Unaudited)	Remaining FY Estimate	Annual Total	Variance
Revenue	\$ 158,543,589	\$ 31,953,161	\$ 118,907,692	\$ 150,860,853	\$ (7,682,736)
Expenditures	\$ 158,576,520				

FISCAL IMPACT None. Information item only. CLERK'S ADDENDUM

To: Contra Costa County Housing Authority Board of Commissioners
 From: Joseph Villarreal, Housing Authority
 Date: September 24, 2019



**Contra
Costa
County**

Subject: AWARD CONTRACT TO ASBESTOS MANAGEMENT GROUP OF CALIFORNIA, INC. IN THE AMOUNT OF \$838,000 TO PERFORM ASBESTOS ABATEMENT AND DEMOLISH 51 BUILDINGS IN T

RECOMMENDATIONS

APPROVE the plans, specifications, and design for the above Project, which consists of the demolition and asbestos abatement of 51 buildings (98 total housing units) at the Las Deltas public housing development in North Richmond; and

DETERMINE that the bid submitted by Asbestos Management Group of California, Inc. (AMG,) is the lowest responsive and responsible bid for the Project; and

AWARD contract to AMG, the lowest responsive and responsible bidder, in the amount of \$838,000 (Line Item #1 and Line Item #2 only), for the Project work, which award is contingent upon the receipt of the relevant, required approvals from HUD; and

AUTHORIZE the Executive Director, or his designee, to approve construction change orders, as needed, up to a total of 10% of the contract amount (an additional \$83,800); and

ORDER that, after the contractor has signed the contract and returned it, together with performance and bonds, insurance certificates, and any other required documents, and the Executive Director of the Housing Authority of the County of Contra Costa (HACCC), or his designee, has reviewed and found them to be sufficient, the Executive Director, or his designee, is authorized to execute the contract for this Board; and

Action of Board On: **09/24/2019** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

AYE: John Gioia, Commissioner
 Candace Andersen,
 Commissioner
 Diane Burgis, Commissioner
 Karen Mitchoff,
 Commissioner
 Federal D. Glover,
 Commissioner

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ATTESTED: September 24, 2019
 Joseph Villarreal, Executive Director

ABSENT: Jannel George-Oden,
 Commissioner

By: June McHuen, Deputy

Contact: 9259578028

cc:

RECOMMENDATIONS (CONT'D)

ORDER that, in accordance with the Project specifications and/or upon signature of the contract by the Executive Director, or his designee, any bid bonds posted by the bidders are to be exonerated and any checks or cash submitted as bid security shall be returned; and

AUTHORIZE the Executive Director, or his designee, to sign any escrow agreements prepared for the Project to permit direct payment of retentions into escrow, or the substitution of securities for monies withheld by the Housing Authority, to ensure performance under the contract, pursuant to Section 22300 of the Public Contract Code.

BACKGROUND

Due to the distressed condition of the Las Deltas property in North Richmond, which contains 51 contiguous, public-housing buildings (98 total housing units), and the lack of adequate funding to remodel/repair the units for habitability, the buildings of the Las Deltas site have been identified as a significant, potential hazard by both the Contra Costa County Fire Protection District and HACCC. As a result of the vacancies caused by the Rental Assistance Demonstration (RAD) conversion of Las Deltas, there has been an increase in the incidents of breaking and entering into units at Las Deltas, primarily by homeless persons.

For these reasons, HACCC has prepared plans and specifications to demolish the 51 contiguous buildings, including asbestos abatement, and has solicited bids for the demolition and abatement work. Demolishing these units will save costs and will alleviate potentially serious safety concerns. In addition, demolishing a series of contiguous buildings to create a large, vacant site will make it easier to draw interest from potential development groups than were the site to be left as a series of separate, dilapidated, boarded-up, and vandalized buildings.

On August 19, 2019, HACCC received four bids from licensed contractors to perform the Project work at Las Deltas. The bids received, which include the full demolition and abatement work (Line Item #1 and Line Item #2 only) with no deductive alternates, were as follows:

Asbestos Management Group of California, Inc.	\$ 838,000
CVE Contracting Group, Inc.	\$ 990,350
Resource Environmental, Inc.	\$1,250,000
JS Company, Inc.	\$1,454,700

AMG submitted the lowest responsive and responsible bid at \$838,000 and staff recommends that the Board award the demolition and abatement contract to AMG.

A Mitigated Negative Declaration was prepared for this Project in compliance with the California Environmental Quality Act (CEQA) and a Notice of Determination was filed with the County Clerk on July 3, 2019 (see attachments). No legal challenge was filed within the 30-day posting period or afterwards. The Project scope of work includes the mitigation measures set forth in the Mitigated Negative Declaration.

The general prevailing rates of wages, which shall be the minimum rates paid on this Project, have been filed with the Clerk of the Board, and copies will be made to any party upon request.

FISCAL IMPACT

Funding for this Project is provided through HACCC's annual Capital Fund grant from the United States Department of Housing and Urban Development (HUD). Funding for this Project is provided for in HACCC's current budget.

CONSEQUENCE OF NEGATIVE ACTION

Should the Board of Commissioners elect not to award the contract to AMG, HACCC will need to expend additional staff time and resources to rebid the Project and/or to deal with continued break-ins, vandalism, and potential fires at the Las Deltas site. A delay may also jeopardize the HUD funding allocated to the Project. Finally, such action would also delay the needed demolition of these potentially-hazardous buildings.

CLERK'S ADDENDUM

ATTACHMENTS

Mitigated Negative Declaration, Part 1

Mitigated Negative Declaration, Part 2

Notice of Determination

CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Demolition of 51 buildings within the Las Deltas Public Housing Development.
2. **Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development
30 Muir Rd. Martinez, CA 94553.
3. **Contact Person and Phone Number:** Telma B. Moreira (925)674-7783.
telma.moreira@dcd.cccounty.us
4. **Project Location:** 760 feet east of Richmond Parkway, and 600 ft. west of Fred Jackson Way, in the North Richmond area of Unincorporated County.
5. **Project Sponsor's Name and Address:** The Housing Authority of the County of Contra Costa
Attn: Robert Moore. (925) 957-8025.
RMoore@contracostahousing.org
6. **General Plan Designation:** ML, Multi-family Low-Density
7. **Zoning:** P-1, Planned Unit Development
8. **Description of Project:** The Project site is currently a vacant public housing apartment complex located on an approximately 11.38-acre site. The Project was constructed in 1952 and 1959 as a public housing apartment complex. Project improvements consist of 51 apartment buildings, surface-level asphalt and concrete paving, and landscaping. The 51 buildings include the following:
 - Las Deltas – CA006; (22 buildings, constructed in 1952)
 - Las Deltas – CA009A; Apartments 526-569, and 576-583; (29 buildings, constructed in 1959)

The proposed project includes demolition of the 51 existing apartment buildings. Disposal of demolition debris will be done in accordance with local, state, and federal guidelines governing solid waste. The Housing Authority of the County of Contra Costa has determined that the existing development is physically obsolete per HUD standards and are pursuing demolition for the health, safety, and welfare of its residents. Age, use, and declining funding have caused this property to fall into disrepair. The facilities are considered to be past their useful life. The buildings to be demolished are considered to be unsafe and are all vacant and boarded up.

The most identifiable beneficial impact of this project is associated with the demolition of the obsolete housing. The steps to be taken to ensure that project demolition is safe, include the preparation and implementation of a project specific Health and Safety Plan and installation of sediment erosion/control features in the form of silt fence. Asbestos containing materials and lead based paint on building components were detected in the buildings to be demolished. These materials will be removed and disposed of in accordance with professionally prepared construction specifications and in accordance with federal, state, and local regulations as part of the planned building demolition activities. The project demolition will be encroaching with the canopy of several trees. There is no proposal to remove any trees or substantiality impact any

trees. Most of the demolition activities will avoid the trees that are located on the site. Best management practices will be implemented to ensure that impact to trees will be minimum.

This project will require at a minimum a permit from the Air Quality District and a permit from Contra Costa County Building Inspection Division.

Project Sponsor: The Housing Authority of the County of Contra Costa:
Contact: Robert Moore, 925-957-8025.

Lead Agency: Department of Conservation and Development
Contact: Telma B. Moreira 925-674-7783.

Funding Information: HUD Program, Capital Funds Program.

- 9. Surrounding Land Uses and Setting:** The project site is in the ML Multi-Family Residential Low General Plan Land Use designation and in the North Richmond P-1 Planned Unit District. The site is surrounded by residential development to the east and immediately to the west. The Contra Costa Water Facility Plant is located to the west, across from Richmond Parkway. North to the site is the Wild Creek Regional Trail, located about 200 feet. Additional surrounding light industrial uses are located north of the site. A light industrial warehouse, approximately 500,000 sq. ft. (immediately north of the project) was approved in 2018. Also to the north is the Richmond Recycling Facility, and to the northeast, the Verde Elementary School.

- 10. Other public agencies whose approval is/may be required (e.g., permits, financing, approval, or participation agreement:**

Bay Area Air Quality management Agency
Contra Costa County Public Works
Contra Costa County Building Inspection Division

- 11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.**

On February 7, 2019, DCD staff sent a letter to the Wilton Rancheria Tribe with the attached project packet. This was a 30-day for consultation opportunity. On February 24, 2019, the Tribe responded stating that they would like to have a copy of every cultural record/report as well as any geotechnical report prepared for the project. DCD staff contacted the Tribe and clarified that no development is proposed for this project and that it includes only demolition. No removal of trees, grading, or any earth movement/excavation will be involved. On March 14, 2019, the Tribe responded to DCD staff stating that after review they would be satisfied if we add mitigation in case archeological resources are encountered during the demolition phase. Staff confirmed that once the development takes place within the site, a new environmental review will be performed and new surveys/studies will be shared with the Tribe for review and comments. See attached Tribe correspondence as part of Exhibit A "Relevant Correspondence".

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| ☒ Aesthetics | ☐ Agriculture and Forestry Resources | ☒ Air Quality |
| ☒ Biological Resources | ☒ Cultural Resources | ☐ Energy |
| ☐ Geology/Soils | ☐ Greenhouse Gas Emissions | ☒ Hazards & Hazardous Materials |
| ☐ Hydrology/Water Quality | ☐ Land Use/Planning | ☐ Mineral Resources |
| ☒ Noise | ☐ Population/Housing | ☐ Public Services |
| ☐ Recreation | ☐ Transportation | ☒ Tribal Cultural Resources |
| ☐ Utilities/Services Systems | ☐ Wildfire | ☒ Mandatory Findings of Significance |

Environmental Determination

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Telma B. Moreira
Principal Planner
Contra Costa County
Department of Conservation & Development

Date March 21, 2019

<i>AEHETICS – Except as provided in Public Resources Code Section 21099, would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	☐	☐	☒	☐
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

SUMMARY:

- a) *Would the project have a substantial adverse effect on a scenic vista?*

Figure 9-1 (Scenic Ridges & Waterways) of the General Plan Open Space Element identifies the major scenic resources in the County. Views of these identified scenic resources are considered scenic vistas. The project site is located in North Richmond approximately one mile from the northern portion of San Francisco Bay. Due to the relatively flat topography of the project site and vicinity, the Bay is not visible from the site. Scenic ridges shown on Figure 9-1, including the ridges in Wildcat Canyon Regional Park, are approximately 3.5 miles east of the site. These ridges are visible in long range views; however, the proposed project does not include construction of any structures other than the demolition of the existing 51 dilapidated buildings. Thus, the proposed project would not affect views of the distant ridges in Wildcat Canyon Regional Park from the project vicinity and would have a less than significant impact on scenic vistas.

- b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?*

Figure 5-4 (Scenic Routes) of the General Plan Transportation and Circulation Element identifies scenic routes in the County, including both State Scenic Highways and County designated Scenic Routes. The project site is not located adjacent to any State Scenic Highway or County designated Scenic Route, and therefore the proposed project would not affect any scenic resources associated with any scenic route.

- c) *In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

The neighborhood surrounding the project site is comprised of residential development to the east and immediately to the west. The Contra Costa Water Facility Plant is located to the west, across

from Richmond Parkway. North to the site is the Wild Creek Regional Trail, located about 200 feet. Additional surrounding light industrial uses are located north of the site. A light industrial warehouse, approximately 500,000 sq. ft. was approved in 2018. Also to the north is the Richmond Recycling Facility, and to the northeast, the Verde Elementary School.

With the proposed demolition project, the site would remain vacant until a new proposed development is established. There is no proposal to remove any of the existing mature trees located on the site; therefore, the project would have a less than significant impact on the existing visual character of the site and its surroundings. This demolition project is viewed as a beneficial impact due to the fact that it will remove the dilapidated housing units.

- d) *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

The demolition of the project is expected to take place in Summer of 2019. Working hours are typically from 8 am to 5:30 pm Monday through Friday, and the activities will take place during day time, working during dark hours won't be needed. However, if construction crew needs to remain on the site after dark hours, or if lighting is required for safety reasons (to provide for safety of keeping of the construction equipment/materials), lighting could cause shine and cause glare onto the adjacent sensitive areas. The North Richmond Design Guidelines require lighting to be designed to complement the overall appearance of the property, and placed such that the lighting will be confined to the site and not spill over onto adjacent properties. In order to avoid this potential impact, lighting would be oriented downward onto the open areas on the site and would be shielded with hoods, in order to avoid spill into adjacent properties, especially residential areas located along the west, south and east of the site. Accordingly, the impact on nighttime views would be less than significant after implementation of NOI-1 mitigation below:

AES-1 If lighting is used, lighting should be used as follows:

- a) All lighting within the site, including security lights, shall be installed oriented down onto the subject property.
- b) Back shield or functionally similar design elements shall be installed on every light stand to reduce lighting from spilling off site, and to ensure that lighting remains within the subject property.
- c) Except for site security, lights should have an on-off switch, and be turned off when not in use.

Sources of Information

- Site visits by County staff, February 13, 2019.
- Contra Costa County General Plan, 2005-2020. *Open Space Element*.
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element*.
- Contra Costa County, 1994. *North Richmond Design Guidelines*.

2. AGRICULTURAL AND FOREST RESOURCES – Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use?	☐	☐	☐	☒

SUMMARY:

- a) *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

As shown on the California Department of Conservation's *Contra Costa County Important Farmland 2014* map, the project site does not contain farmland designated "Prime", "Unique", or of "Statewide Importance". Demolition of the Las Deltas Public Housing project would, therefore, not result in any impacts related to the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide importance to a non-agricultural use.

- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

The project site is in the ML, Multi0family Residential-Low General Plan Land Use designation and in the North Richmond P-1 Planned Unit District, and is not under a Williamson Act contract.

- c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g) or conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?*

The project site is not considered forest land as defined by California Public Resources Code Section 12220 (g) or timberland as defined by California Public Resources Code Section 4526.

The project site is an already disturbed 11-acre site within the North Richmond P-1 Planned Unit District. Thus, the project would not result in the conversion or loss of forest resources.

- d) *Would the project involve or result in the loss of forest land or conversion of forest land to non-forest use?*

The project site is not considered forest land, as discussed in Section 2.c above.

- e) *Would the project involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use?*

The project site is a demolition project of an already disturbed site, which is not used for agricultural production, and therefore, would result in conversion of Farmland to non- agricultural use.

Sources of Information

- <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2014/con14.pdf>, *Contra Costa County Important Farmland 2014*.
- Contra Costa County, 1994. *North Richmond P-1 Planned Unit District Rezoning and Final Development Plan*.
- Contra Costa County General Plan 2005-2020. *Land Use Element*.

3. AIR QUALITY – Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☒	☐	☐	☐

SUMMARY:

- a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

Contra Costa County is within the San Francisco Bay air basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD) pursuant to the *2017 Bay Area Clean Air Plan: Spare the Air, Cool the Climate*. The purpose of the *Clean Air Plan* is to bring the air basin into compliance with the requirements of Federal and State air quality standards and achieve greenhouse gas reduction targets for 2030 and 2050. The proposed project would include demolition of 51 dilapidated buildings. Demolition would take place in the North Richmond P-1

Planned Unit District within an urbanized portion of the County, and therefore, would not be in conflict with the *Clean Air Plan* or obstruct its implementation.

- b) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

In May 2017, the BAAQMD updated its Air Quality Guidelines, which include operational and construction-related emissions screening criteria. If the project does not exceed the screening criteria, the project would not result in the generation of criteria air pollutants that exceed the thresholds of significance for the criteria air pollutants.

The proposed project involves only demolition. Thus, the proposed project would not cause a violation of any air quality standard and would not contribute substantially to any existing or projected air quality violation.

- c) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

As discussed in Section 3.b above, the proposed project would not result in significant emissions of criteria air pollutants during the demolition period. Although the proposed project would contribute small increments to the level of criteria air pollutants in the atmosphere, the project would have a less than significant impact on the level of any criteria pollutant.

- d) *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

As previously discussed, the project only involves demolition of the housing units and does not include any proposed development for the site. However, there are some sensitive receptors such as residential development to the west, south and east of the site, immediately adjacent to the subject property and the Verde Elementary School located 2000 Giaramita Street, approximately 800 feet northeast of the site. Demolition activities would result in localized emissions of dust and diesel exhaust that could result in temporary impacts in the local area, including heavy equipment engines, and motor vehicles used by the construction workers. Dust would be generated during site clearing, activities. The amount of dust generated would be highly variable would be dependent on the size of the area disturbed, amount of activity, soil conditions, and meteorological conditions. Although demolition activities would be temporary, such activities could have a **potentially significant impact during project demolition**. Consequently, the applicant is required to implement the following mitigation measures (to the extent applicable), which the BAAQMD recommends to reduce construction dust and exhaust impacts.

In addition, during demolition activities, diesel powered vehicles and equipment used on the site could create localized odors. These odors would be temporary; however, there could be a **potentially significant adverse environmental impact during project construction due to the creation of objectionable odors**. Consequently, the project sponsor is required to implement mitigation measure **Air Quality 1** below.

Air Quality 1: *The following Bay Area Air Quality Management District, Basic Construction Mitigation Measures shall be implemented during project construction and shall be included on all construction plans. (to the extent applicable)*

- 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.*
- 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.*
- 3. 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.*
- 4. All vehicle speeds on unpaved roads shall be limited to 15 mph.*
- 5. 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.*
- 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.*
- 7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.*
- 8. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.*

Implementation of these mitigation measures would reduce the impact on the sensitive receptors during project construction to a less than significant level.

Sources of Information

- Bay Area Air Quality Management District, 2010. *Bay Area 2017 Clean Air Plan*.
- Bay Area Air Quality Management District, 2012. *Air Quality Guidelines; Updated May 2017*.
- Contra Costa County Code, Title 8, Zoning Ordinance.

4. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) 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?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

SUMMARY:

- a) *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

The project site is in an area that surrounded by development and the Wildcat Creek Regional Trails is located approximately 200 feet, north of the site. The demolition activities would therefore, be 200 feet away from this trail. There are no creeks or drainages in the immediate project vicinity.

As previously stated, the approximately 11-acre site is entirely disturbed with the existing Las Deltas Public Housing development; consequently, there is no natural habitat on the project site or in the immediate vicinity, and it is unlikely that there would be any plant or animal species of concern that would be affected by the proposed project. Thus, there would be a less than significant impact on any special status plant or animal species. Several mature trees are located throughout the 11-acre site. No trees are proposed to be removed. Even though trees are not proposed to be removed, they may be suitable for nesting habitat for avian species which could be protected under the Migratory Bird Treaty Act (MBTA). If special avian species are nesting

migratory birds, and/or migratory bat roosts, the demolition activities could disturb these species. This could be a potential impact. Prior to demolition activities occur, the project sponsor will be required to comply with the following mitigations:

Avoid Active Migratory Bird Nest during Demolition Activities:

***BIO-1:** The applicant shall have a qualified biologist conduct a nesting survey 15 days prior to commencing with any construction work or tree removal that is planned to occur between February 1 and August 31. The nesting survey shall include examination of all trees within 200 feet of the entire project site, including those areas off the project site where birds could be disturbed by construction related vibrations and/or noise. If nesting passerines are identified during a survey, an orange construction fencing nest protection buffer shall be placed around the nest tree. The size of the buffer shall be determined by a qualified ornithologist/biologist who frequently works with nesting birds near and on construction sites; the buffers typically range from 50 to 300 feet from the nest site. If the nest tree is located adjacent to the project site, the buffer shall be demarcated per above where the buffer occurs on the project site. No construction or earth-moving activity shall occur within any established nest protection buffer prior to September 1 unless the qualified ornithologist/biologist has determined that the young have fledged (i.e., left the nest). The nest protection buffers may be removed once the nest has been abandoned, as determined by the qualified ornithologist/biologist.*

Avoid Migratory and Nesting roosts During Demolition:

BIO-2: A qualified biologist will conduct survey for special species bats prior to demolition activities no less than 7 days and not more than 14 days prior to start of activities. If roosts are present and must be removed, the bats will be excluded from the roosting site before activities start. A program must be developed showing removal procedure. Exclusion efforts may be restricted during hibernation if females in maternity colonies are nursing young. If roosts cannot be removed, prior to start of demolition activities, a qualified biologist will locate elevated bat houses outside work activity areas in accordance with California Department of Wildlife standards.

Implementation of these mitigation measures would reduce the impact on the nesting birds and bat roosts to a less than significant level.

- b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

The nearest riparian habitat areas are along the tributary of Wildcat Creek located about 200 feet north from the closest housing structure. With the project, there is no proposal to modify or impact the existing storm water facilities. Thus, the Wildcat Creek would not be affected by the proposed project.

- c) *Would the project 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?*

The project site will cause no impact to the creek banks or channels. Thus, there would be no impact on federally protected wetlands. An Environmental Phase I Assessment dated November 2018 was prepared for the site. This assessment did not identify any wetlands on the site.

- d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?*

As discussed previously under Section 4a through 4c above, the project site would not cause any impacts to Wildcat Creek. Thus, the proposed project would not interfere with the movement of any fish or wildlife species.

- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

The Contra Costa County Tree Protection and Preservation Ordinance provides for the protection of certain trees by regulating tree removal while allowing for reasonable development of private property. The proposed project is not identified as private property, and it does not involve removal of any trees. The demolition activities would be in proximity of tree canopies and best management practices would be established as part of the construction plans, to require fencing of the trees in order to avoid construction equipment from encroaching too close to the tree trunk. Protective fencing would be installed prior to demolition and removed only after demolition activities is resumed.

- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

There is one adopted habitat conservation plan in Contra Costa County, the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP), which was approved in May 2007 by the East Contra Costa County Habitat Conservancy, comprised of the cities of Brentwood, Clayton, Oakley, and Pittsburg, and Contra Costa County. The HCP/NCCP establishes a coordinated process for permitting and mitigating the incidental take of endangered species in eastern Contra Costa County. The North Richmond area is outside of the covered area for the HCP/NCCP, and therefore, the proposed project would not affect the HCP/NCCP.

Sources of Information

- Site visits by County staff, February 13, 2019.
- Contra Costa County Tree Protection and Preservation Ordinance.

- <http://www.co.contra-costa.ca.us/depart/cd/water/HCP/>. *East Contra Costa County Habitat Conservancy.*
- EMG Phase I Environmental Assessment- November 14, 2018.

5. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

SUMMARY:

- a) *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to California Environmental Quality Act Guidelines Section 15064.5?*

The project includes demolition of all of the remaining 51 buildings. None of the housing structures are a historical resource pursuant to Section 15064.5 of the CEQA Guidelines, because it:

- Is not listed in the California Register of Historic Places and has not been determined to be eligible for listing by the State Historic Resources Commission;
- Is not included in a local register of historic resources, and not identified as significant in a historical resource survey that has been or will be included in the State Historic Resources Inventory; and
- Has not been determined to be historically or culturally significant by a lead agency.

- b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to California Environmental Quality Act Guidelines Section 15064.5?*

A correspondence dated February 19, 2019 was received from the California Historical Resources Information System (CHRIS). A summary of the comments received from CHRIS includes a statement that the Banett and Busby 1990 study covered about 5% of the project site, and that no cultural resources were found. Based on evaluation of environmental setting and features, Native America resources have been found along the margin of San Pablo Bay. CHRIS recommends that the lead agency contact the local native Tribe. A reminder was also made about structures 45 years or older to be of historical value. As stated on Section 5a above, the housing units are not considered of historical value. The California Department of Parks and Recreation Office of Historic Preservation has indicated that they do not object of the demolition of the housing units.

The project does not include any proposed development. All existing underground utilities are proposed to remain in place. There is no proposal to remove any trees, no proposed grading, no

earth movement, nor is excavation involved. Although the project site is already urbanized, and only involve the removal of the housing structures, there is a possibility that buried archaeological resources could be present and accidental discovery could occur during demolition activities; which could cause a **potentially significant impact on archaeological resources**. Consequently, the project sponsor is required to implement the following mitigation measures:

Cultural Resources 1: *The following Mitigation Measures shall be implemented during project demolition.*

- 1. A program of on-site education to instruct all demolition personnel in the identification of prehistoric and historic deposits shall be conducted prior to the start of any grading or construction activities.*
- 2. If archaeological materials are uncovered during grading, trenching, or other onsite excavation, all work within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American tribe that has requested consultation and/or demonstrated interest in the project site, have had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s) if deemed necessary.*

Implementation of these mitigation measures would reduce the impact on archeological resources during project demolition to a less than significant level.

- c) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

The project site is already urbanized and has no discernable paleontological features; however, similar to archaeological resources, there is a possibility that buried fossils and other paleontological resources could be present and accidental discovery could occur during demolition activities resulting in a **potentially significant impact on paleontological resources**.

Cultural Resources 2:

Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

Implementation of this mitigation measure would reduce the impact due to disturbance of human remains to a less than significant level.

Sources of Information

- Site visits by County staff, February 13, 2019.
- <https://www.historicaerials.com/viewer>, Richmond, CA (historic aerial photographs).

6. ENERGY – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

SUMMARY:

- a) *Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation??*

The project will be limited to demolition only. As discussed under the Air Quality Section, the project will be required to comply with the Air Quality District's best management practices. The impact will be less than significant. The project will have no impact on greenhouses gases and any future development will need to comply with both the local and state building code which relates to energy efficiency.

- b) *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

As stated previously, in the lack of any development, and after the implementation of the Air District BMPs, the project will not obstruct a state or local plan for renewable energy of energy efficiency.

Sources of Information

- Contra Costa County General Plan 2005-2020
- Contra Costa County Climate Action Plan 2015

7. GEOLOGY AND SOILS – Would the project:				
a) 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?	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒

iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d) 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?	☐	☐	☐	☒
e) 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?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

SUMMARY:

a) *Would the project 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?*

The California Geological Survey (CGS) has delineated Alquist-Priolo (A-P) zones along the known active faults in California. The nearest fault considered active by CGS is the Hayward fault, which is mapped approximately 1.5 miles northeast of the project site; however, because the site is not within the Hayward A-P zone, the risk of fault rupture is generally regarded as very low. As a result, the potential impact from surface fault rupture would be less than significant.

ii) *Strong seismic ground shaking?*

Figure 10-4 (Estimated Seismic Ground Response) of the General Plan Safety Element identifies the project site to be in an area rated “highest” damage susceptibility. However, the risk of structural damage from ground shaking is regulated by the building code and the project does not involve any proposed construction. For these reasons, there will be no environmental impact from seismic ground shaking.

iii) *Seismic-related ground failure, including liquefaction?*

Figure 10-5 (Estimated Liquefaction Potential) of the General Plan Safety Element divides land in the County into three liquefaction potential categories: “generally high,” “generally moderate to low,” and “generally low”. It is used as a “screening criteria” during the processing of land

development applications, on a project-by-project basis. By intent, the map is conservative on the side of safety. The project site is in an area rated “generally moderate to low” liquefaction potential. Conversely, the classification “generally moderate to low” does not imply that liquefaction risks are negligible. The approach of CDD has been to require rigorous quantitative evaluation of liquefaction potential for subdivisions within areas classified as “high liquefaction potential”, and qualitative investigations required in areas classified “moderate to low” liquefaction potential. Due to the fact the no structures are involved as part of this project, there are no concerns related to seismic-related ground failure.

iv) Landslides?

As discussed above, the site has a general moderate low liquefaction. The site is also relatively flat and no structures are proposed; therefore, landslides are not a concern for the proposed demolition project.

b) Would the project result in substantial soil erosion or the loss of topsoil?

In 1975 the U.S. Geological Survey (USGS) issued photointerpretive maps of Contra Costa County showing the distribution landslide and other surficial deposits. The USGS mapping is presented on Figure 10-6 (Geologic (Landslide) Hazards) of the General Plan Safety Element. According to this map, which was prepared by an experienced USGS geologist, the project site is not in a landslide area. Consequently the risk of landsliding on the project site would be considered to be less than significant.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

According to the Soil Survey of Contra Costa County, the soil series mapped in the project vicinity is Clear Lake clay (Cc), which occurs on nearly level floodplains. The *typical profile* for this soil is 60 inches deep. Runoff is very slow and the erosion hazard is nil. As a result there would be no impacts related to substantial soil erosion or loss of topsoil.

d) Would the project 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?

Due to the fact that no habitable space is proposed as part of this project, there will be no impacts.

e) Would the project 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?

The project is within the area served by the West County Wastewater District. There will be no septic system within the project.

- f) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

The project includes demolition of the 51 buildings and no removal of trees. No earth movement, grading, or excavation is proposed for this project.

Sources of Information

- Contra Costa County General Plan, 2005-2020. *Safety Element*.
- Contra Costa County, 1994. *North Richmond Planned District Map (Liquefaction Areas)*.
- California Building Code, 2016.

8. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

SUMMARY:

- a) *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Greenhouse gases (GHGs) are gases that trap heat in the atmosphere and contribute to global climate change. Greenhouse gases include gases such as carbon dioxide, methane, nitrous oxide, and various fluorocarbons commonly found in aerosol sprays. The proposed project would include demolition of structures only and the project would not result in the generation of GHG emissions that exceed the threshold of significance, as no threshold is identified for construction activities.

- b) *Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

At a regional scale, the BAAQMD adopted the *2017 Bay Area Clean Air Plan: Spare the Air, Cool the Climate*. The purpose of the *Clean Air Plan* is to bring the air basin into compliance with the requirements of Federal and State air quality standards and achieve greenhouse gas reduction targets for 2030 and 2050. The *Clean Air Plan* included a number of pollutant reduction strategies for the San Francisco Bay air basin.

Within Contra Costa County, the Contra Costa County Board of Supervisors adopted the Climate Action Plan in December 2015. The Climate Action Plan includes a number of GHG emission reduction strategies. The strategies include measures such as implementing standards for green buildings and energy-efficient buildings, reducing parking requirements, and reducing waste disposal. Green building codes and debris recovery programs are among the strategies currently implemented by the County.

Construction/demolition material will be required to comply with the Contra Costa County Debris Recovery Ordinance. Thus, the proposed project will be in conformance with applicable County GHG emission reduction strategies.

Sources of Information

- Bay Area Air Quality Management District, 2017. *2017 Bay Area Clean Air Plan: Spare the Air, Cool the Climate*.
- Bay Area Air Quality Management District, 2017. *Air Quality Guidelines; May 2017*.
- Contra Costa County, 2015. *Climate Action Plan*.

9. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☒	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) 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 create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project 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, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

SUMMARY:

- a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

A survey report for lead and asbestos was conducted on March 26, 2018 for the site. This survey determined the presence of both lead and asbestos. The project proposes demolition of 51 buildings. The project sponsor will be required to take steps to ensure that project demolition is safe, include the preparation and implementation of a project specific Health and Safety Plan and installation of sediment erosion/control features in the form of silt fence. These materials will be removed and disposed of in accordance with professionally prepared construction specifications

and in accordance with federal, state, and local regulations as part of the planned building demolition activities. The project sponsor will be required to obtain a permit with the BAAQMD. These measures below may overlap but do not supersede any additional measure that may be required by the BAAQMD. Measures are in place to ensure that the project activities will follow the required local, state and federal regulations that related to the handling and disposing of lead and asbestos.

HAZ-1

- *Asbestos-containing materials shall be abated with a certified asbestos abatement contractor in accordance with BAAQMD regulations and notification requirements.*
- *The demolition and removal of materials containing lead-based paint would be required to follow the CAL/OSHA Lead in Construction Standard, Title 8, California Code of Regulations.*
- *Any hazardous materials associated with buildings, such as fluorescent lights (if applicable) and electrical switches shall be disposed of in accordance with DTSC hazardous waste regulations.*

Implementation of this mitigation would reduce the impact from waste discharge to a less than significant level.

- b) *Would the project 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?*

As discussed above, except for the lead and asbestos detected to the site, the project is not expected to create a significant hazard to the public or to the environment. However, if removal of the chemicals identified on the site are not properly removed/conducted, it could pose a risk to the public and the environment. Mitigation HAZ-1 identified above will ensure the project will cause a less than significant impact. In addition to the lead and asbestos concern, a correspondence was received from the Contra Costa County Mosquito & Vector Control District. The correspondence states that no aspect of the project or property breed, harbor, or maintain vectors or other nuisances. Measures may be needed to reduce displacement of any rodents from the site into nearby residences and businesses. If the site is infested with rodents these rodents could be also contaminated from the sites hazards, and reach other sites. In order to avoid this potential impact, the project sponsor will have to require the project contractor to consult with the Mosquito & Vector Control District to learn of any measure that may be applicable:

HAZ 2:

- At least 30 days prior to the demolition activities, the project contractor will consult with the Mosquito & Vector Control District to obtain any necessary measure to avoid breeding, harbor of mosquitos or other nuisances as defined by Cal Health and safety Code Section 2002.

- c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

The closest school to the site is the Verde Elementary School at 2000 Giaramita Street, located 800 feet to the northeast of the site. Due to the distance between the site and the school, the proposed project would not have an impact on the school due to hazardous substances.

- d) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

A review of regulatory databases maintained by County, State, and federal agencies found no documentation of hazardous materials violations or discharge currently the project site. The site is not listed on the State of California Hazardous Waste and Substance Sites (Cortese) List that is maintained pursuant to California Government Code section 65962.5. Thus, the site poses a less than significant hazard to the public or the environment.

- e) *For a project 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, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

The nearest County facility is the Buchanan Field Airport, which is approximately 16 miles east of the project site. The airport influence area is delineated in the *Contra Costa County Airport Land Use Compatibility Plan*. The site is not within the Buchanan Field Airport influence area. Thus the proposed project is not considered to be located within an area where airport operations present a potential hazard.

- f) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

With the proposed project, there would be no change in the physical configuration or the use of the project site. Thus, the project would not significantly impair or interfere with emergency evacuation. This project was forwarded to the County Hazardous Material Division and they responded stating that they have no concerns with this project.

- g) *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

The project site is an existing residential area within the urbanized community of North Richmond, in an area designated as “urban unzoned” by the California Department of Forestry and Fire Protection. The Department of Forestry and Fire Protection’s Very High Fire Hazard Severity Zone Map for Contra Costa County characterizes this area as a Non-Very High Fire Hazard Severity Zone area. Thus, the site would not have a significant risk of wildland fire.

Sources of Information

- Contra Costa County Code, Title 4, Division 450. *Hazardous Materials and Wastes*.
- http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm, *Hazardous Waste and Substances sites*.
- Contra Costa County, 2000. *Contra Costa County Airport Land Use Compatibility Plan*.
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element*.
- CalFire. 2009. *Contra Costa County, Very High Fire Hazard Severity Zones In LRA (Map)*.
- EMG - Phase I Environmental Assessment- November 14, 2018.
- Environ-S.T.A.R., Inc. - Lead/Asbestos Survey- march 26, 2018.

10. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of 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 off-site?	☐	☐	☒	☐
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?	☐	☐	☒	☐
iv) Impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

SUMMARY:

- a) *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

A correspondence dated February 28, 2019 was received from the County Flood Control Division. Staff from the Flood Control is requesting that the project sponsor removes any dead and dangerous branches along Warren Road. There is also a request for the project sponsor to install erosion control and other Best Management Plan in order to prevent demolition materials from being washed away from the property. Flood Control staff has also stated that if power washed is required for the clean-up, the run off should be discharged in a manner to prevent contaminated runoff and should not be discharged toward the creek. The Housing

Authority has confirmed that water will be used to control dust of the demolition area, but no power wash is proposed to be used. The construction/demolition plan will include the following best management notes:

- Installation of soil erosion-sedimentation control will be installed per required local regulation.
- Filling of the demolition site depression with clean lead free gravel of 1" or less, to meet existing site grades, compacted as necessary to stabilize the material and eliminate excessive settling, and cover with at least 3" of screened loam.
- Staging of equipment and materials shall be limited to "Staging Area 1" or "Staging Area 2" as identified on the Site Plans.

b) *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

There is no proposed development as part of this project. It will have no impact on groundwater supplies or recharge.

c) *Would the project substantially alter the existing drainage pattern of 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 off-site?*
- 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?*
- iv) *Impede or redirect flood flows?*

i)-iv) The proposed project would not substantially alter the drainage pattern of the project site or area or result in substantial erosion or siltation. As described in the project description, parcels in the project vicinity are relatively flat. Accordingly, the project does not propose to impact the drainage of the site and it would not substantially alter the drainage pattern of the site or area nor will it result in substantial erosion or siltation.

d) *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?*

As described previously, the proposed project would not substantially alter the existing drainage pattern of the site or area. As a result, there would not be any significant risk due to an increase in the project-related volume of runoff that would result in onsite or off-site flooding.

The proposed project would not be susceptible to inundation by seiche or tsunami. The California Geological Survey (2009) has projected and mapped the tsunami hazard posed by a tidal wave

that passes through the Golden Gate and into San Francisco Bay, San Pablo Bay and Carquinez Strait. As mapped, the tsunami hazard in the North Richmond area is limited to the lowland area immediately adjacent to San Francisco Bay. The project vicinity is outside of the tsunami inundation area. A seiche is a water wave in a standing body of water such as a large lake or reservoir that is caused by an earthquake, a major landslide, or strong winds. This hazard does not exist within the North Richmond area as there are no large lakes or reservoirs in the area.

- e) *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

There is not proposed development, so the project would not cause any impacts or obstruct the implementation of a water quality control plan of groundwater plan.

Sources of Information

California Geological Survey, 2009. *Tsunami Inundation Map for Emergency Planning, Richmond Quadrangle.*

Contra Costa County General Plan, 2005-2020. *Safety Element*

11. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

SUMMARY:

- a) *Would the project physically divide an established community?*

The Housing Authority of the County of Contra Costa has determined that the existing development is physically obsolete per HUD standards and are pursuing demolition for the health, safety, and welfare of its residents. Age, use, and declining funding have caused this property to fall into disrepair. The facilities are considered to be past their useful life. The buildings to be demolished are considered to be unsafe and are all vacant and boarded up. Demolition of the 51 buildings will create no reason to physically divide the community and it is viewed as a beneficial impact to the surrounding area.

- b) *Would the project cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

The project site is within the ML, Multi-family Residential –low land use designation and zoned as Planned Unit Development District. The purpose of the project is to demolish housing units and there is no proposal for any development, including proposal to change the use of the site.

- c) *Does the project conflict with any applicable habitat conservation plan or natural communities conservation plan? (No impact)*

As discussed in Section 4.f above, the East Contra Costa Habitat Conservancy adopted the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan in May 2007. The HCP/NCCP is the only adopted habitat conservation plan in Contra Costa County. The North Richmond area is outside of the covered area for the HCP/NCCP, and therefore, the proposed project would not affect the HCP/NCCP.

- Site visits by County staff, February 13, 2019.
- Contra Costa County General Plan, 2005-2020. *Land Use Element*.
- Contra Costa County Code, Title 8, Zoning Ordinance.

12. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

SUMMARY:

- a) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

Known mineral resource areas in the County are shown on Figure 8-4 (Mineral Resource Areas) of the Contra Costa County General Plan Conservation Element. No known mineral resources have been identified in the project vicinity, and therefore the proposed project would not result in the loss of availability of any known mineral resource.

- b) *Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

The project site is not within an area of known mineral importance according to the Conservation Element of the General Plan, and therefore, the project would not impact any mineral resource recovery site.

Sources of Information

- Contra Costa County General Plan, 2005-2020. *Conservation Element*.

13. NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

SUMMARY:

- a) *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Construction/demolition equipment can generate noise level in exceed of 80 decibels, which is not an acceptable level for sensitive receptors (residential, schools). However, the noise will be temporary. Demolition will start and end in Summer of 2019 when day hours are longer. Activities at the project site are not expected to expose persons to, or generate, noise levels in excess of the Community Noise Exposure Levels shown on Figure 11-6 of the General Plan Noise Element. Figure 11-6 shows that levels of 75 dB or less are normally acceptable and 80 dB or less are conditionally acceptable for industrial land uses and for residential areas normally acceptable level is 60 dB. Table 11-2 of the General Plan Noise Element lists noise levels to be 72 dB as measured 100 feet from Richmond Parkway.

However, temporary noise that will be generated by the demolition activities may be in excess of acceptable levels for residential areas. The higher noise level generated are from heavy equipment (such as pile-driving) used for grading and excavation. The project sponsor has confirmed that due to the fact that there will be no grading or earth moving activities, there will be no pile-driving equipment used for this project. With the following mitigations, the noise impacts will be considered less than significant.

NOI- 1: *The following noise reduction measures shall be implemented during project construction/demolition and shall be included on all construction plans.*

- 1. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.*
- 2. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.*

3. *A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The Department of Conservation and Development phone number shall also be visible to ensure compliance with applicable regulations.*
4. *Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.*
5. *All construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on state and federal holidays on the calendar dates that these holidays are observed by the state or federal government as listed below:*
 - New Year's Day (State and Federal)*
 - Birthday of Martin Luther King, Jr. (State and Federal)*
 - Washington's Birthday (Federal)*
 - Lincoln's Birthday (State)*
 - President's Day (State and Federal)*
 - Cesar Chavez Day (State)*
 - Memorial Day (State and Federal)*
 - Independence Day (State and Federal)*
 - Labor Day (State and Federal)*
 - Columbus Day (State and Federal)*
 - Veterans Day (State and Federal)*
 - Thanksgiving Day (State and Federal)*
 - Day after Thanksgiving (State)*
 - Christmas Day (State and Federal)*

Implementation of these mitigation measures would reduce the impact from the construction noise to a less than significant level.

- b) *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*

The proposed project would involve only demolition of the housing units. Project construction would not include any components (e.g., pile-driving) that would generate excessive groundborne vibration levels.

- c) *For a project 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, would the project expose people residing or working in the project area to excessive noise levels?*

The project would cause no impact to people due to the fact that no proposed development is part of the project.

Sources of Information

- Site visits by County staff, February 13, 2019.
- Contra Costa County General Plan, 2005-2020. *Noise Element*.
- Contra Costa County, 2000. *Contra Costa County Airport Land Use Compatibility Plan*.

14. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

SUMMARY:

- a) *Would the project induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?*

Since the project involves only demolition, it would not cause any impacts on population growth.

- b) *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

As indicated by the Housing Authority staff, the previous occupants of the housing units have been relocated to other locations. The project will not trigger any housing replacement because the units have been vacant for several years. The residents of this housing development has either been relocated to another affordable unit or to another subsidized housing development.

Sources of Information

- Site visits by County staff, February 13, 2019.
- Contra Costa County General Plan, 2005-2020. *Land Use Element*.

15. PUBLIC SERVICES – Would the project 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 any of the public services:				
a) Fire Protection?	☐	☐	☐	☒
b) Police Protection?	☐	☐	☐	☒
c) Schools?	☐	☐	☐	☒
d) Parks?	☐	☐	☐	☒
e) Other public facilities?	☐	☐	☐	☒

SUMMARY:

Would the project 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 any of the public services:

- a)-e) There is no development proposed for this project beyond demolition of the dilapidated housing units. As proposed, the project will have no impact on public services. A correspondence received by Contra Costa County Fire Protection District, dated February 20, 2019, indicates that the District has no comments on concerns on the proposed project.

16. RECREATION				
a) Would the project 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?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

SUMMARY:

- a) *Would the project 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?*
- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?*

- a)-b) As proposed, the project will have no impact on recreation.

17. TRANSPORTATION – Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☒	☐

SUMMARY:

- a) *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?*

There are no proposed construction, which would include new roadway, sidewalks, or bicycle lanes, or any element that would neither contribute nor conflict with a plan that addresses these facilities. As part of the best management practices, the demolition/construction plans would indicate the preferred route “truck route” for all of the construction/demolition workers to route construction debris materials in order to avoid local roads. As indicated on a memorandum dated March 7, 2019, the County Public Works staff has identified the truck route as north of Fred Jackson Way and west to Richmond Parkway using Parr Blvd. This is the route to be used to the extent possible to enter and leave the site. It is anticipated that 2-3 trucks per day will be entering and leaving the site.

- b) *Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?*

In response to Senate Bill 743, the OPR is updating the CEQA Guidelines to include new transportation related evaluation metrics. According to the Updated to CEQA Thresholds of Significance and Transportation Impact Study Guidelines dated December 28, 2018, VMT impacts could have a significant effect on the environment if the project would:

- Cause additional VMT per capita, per service population, or other appropriate efficiency measure;

- Substantially induce additional automobile travel by increasing physical roadway capacity in congested areas (i.e. by adding new mixed-flow lanes) or by adding new roadways to the network; or

- Conflict with a plan, ordinance, or policy addressing the safety of performance of the circulation system, including transit, roadways, bicycle lanes, and pedestrian paths (except for automobile level of service or other measures of vehicle delay).

However, new CEQA Guidelines 150604.3 states that the amendments do not take effect until July 1, 2020 unless the lead agency adopts them earlier. Neither the County, not the CCTA have adopted VMT thresholds. Accordingly, this analysis have been prepared for informational purposes only.

- c) *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

No part of the project would pose a hazard due to a design feature since no development is proposed as part of the project.

- d) *Would the project result in inadequate emergency access?*

As indicated, the only traffic related to the project would be caused by temporary construction/demolition truck movements. The trucks would be taking the “truck route” in order to avoid local residential roads, and it is not expected to impact emergency access.

Sources of Information

- Site visits by County staff, February 13, 2019.
- Contra Costa Transportation Authority, 2017. *Update of the Contra Costa Congestion Management Program*.
- Contra Costa County General Plan 2005-2020. *Growth Management Element*.
- Contra Costa County General Plan 2005-2020. *Transportation and Circulation Element*.
- Contra Costa County Off-Street Parking Ordinance.

18. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) 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)?	☐	☐	☒	☐
b) A 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?	☐	☒	☐	☐

SUMMARY:

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- a) *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)*

The project proposes to demolish all 51 buildings, where no structure have been identified as a state or local historical resource. Thus, the proposed project would have no impact on visible tribal cultural resources.

- b) *A 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? (Less than significant with mitigation)*

As discussed previously, the project site is already urbanized and has no discernible archaeological or paleontological features; however, there is a possibility that buried archaeological or paleontological resources, or human remains, could be present and accidental

discovery could occur during demolition on the project site, resulting in a **potentially significant impact on tribal cultural resources**. As a result, the applicant is required to implement mitigation measures **Cultural Resources 1** and **Cultural Resources 2**.

A correspondence dated February 24, 2019 was received from Wilton Rancheria requesting a copy of any cultural resources assessments that have been completed and any planned geotechnical testing. County staff contacted the Tribe and clarified that the project will not include removal of trees, excavation, grading, or any type of earth movement as part of this demolition project. At the near future, when a development (unknown at this time) is proposed, a new environmental review will be conducted and the County will provide a copy of any cultural/archeological studies prepared for this site, including geotechnical documents. On March 14, 2019, the tribe responded that after further review they recommend that mitigation be in place in the event that any Native American artifacts and/or human remains is uncovered. See attached correspondence in Exhibit A.

Implementation of mitigation Cul-1 and Cul-2 identified under the Cultural Resources Section would reduce the impact from accidental discovery to a less than significant level.

Sources of Information

- Site visits by County staff, February 13, 2019.
- <https://www.historicaerials.com/viewer>. Richmond, CA (historic aerial photographs).

19. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☐	☒
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d) 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?	☐	☐	☐	☒
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

SUMMARY:

- a) *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?*
- b) *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?*
- c) *Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

a)-c) Since the project does not involve neither the removal or installation of any utilities, there will be no impact with the demolition project.

- d) *Would the project 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?*

The transporting of debris materials, once treated for asbestos/lead, will be transported to an approved facility and it should not impact the capacity of local infrastructure nor impair the attainment of solid waste reduction goals.

- e) *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

Once the debris generated with the project activities are collected, they will be transported to an approved facility and in accordance with CalGreen regulations.

Further, any future construction on the subject site would be subject to the CalGreen Construction and demolition debris recovery regulations administered by the CDD at the time of application for a building permit. The debris recovery would reduce the construction debris headed to the Landfill by diverting materials that can be recycled to appropriate recycling facilities.

As is the case with construction/demolition debris, diversion of the organic waste would reduce the waste headed to a landfill. Non-organic waste would be hauled by Republic Services to Keller Canyon, at 901 Bailey Road in Bay Point, located approximately 28 miles to the east of the project site. Keller Canyon is estimated to be at 15 percent of capacity. Industrial waste from the proposed project would incrementally add to the operational waste headed to the landfill; however, the impact of the project-related industrial waste is considered to be less than significant.

The proposed project would comply with applicable federal, state, and local laws related to solid waste. The project includes industrial land uses that would not result in the generation of hazardous types of solid waste that would conflict with existing regulations applicable to solid waste.

- <http://www.co.contra-costa.ca.us/depart/cd/recycle/>, Contra Costa County Waste Reduction and Recycling.

20. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) 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?	☐	☐	☐	☒
d) 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?	☐	☐	☐	☒

SUMMARY:

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- a) *Substantially impair an adopted emergency response plan or emergency evacuation plan?*

As previously discussed, the project site is an existing industrial/residential area within the urbanized community of North Richmond, in an area designated as “urban unzoned” by the California Department of Forestry and Fire Protection. The Department of Forestry and Fire Protection’s Very High Fire Hazard Severity Zone Map for Contra Costa County characterizes this area as a Non-Very High Fire Hazard Severity Zone area. Thus, the site would not have a significant risk of wildland fire nor would it impact an emergency or evacuation plan. As discussed under the Transportation Section, the construction/demolition trucks would be required to follow any existing route truck, rather than a residential local road. Impacts is expected to be less than significant.

- b) *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

Since the project does not include any proposed construction, much the less any habitable structures, there will be no impact.

- c) *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??*

No improvements are proposed to be either removed or installed. The project only includes demolition of the structures. There will be no impact with the proposed project.

- d) *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?*

The project is entirely disturbed and it does not include ground vegetation, with the except of the existing trees , which are not proposed for removal. The project will not expose any structures, downstream flooding of landslides due to the fact that it is a relatively flat property with no concerns related to slope instability or proposed modifications to the drainage system.

Sources of Information

- Site Visit, February 13, 2019
- CalFire. Contra Costa County MAP

21. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

SUMMARY:

- a) *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially*

reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

The demolition project will have the potential to cause impacts on the areas of Aesthetics, Air Quality, Biology, Hazards & Hazardous Materials, Noise, and Cultural/Tribe resources. With the already identified mitigations measures, the project would cause a less than significant effect on the environment, special species, and less than significant impacts on major period of California history or prehistory.

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)*

Since the project only involves demolition, and no removal of trees or construction is proposed, it is not expected to cause a cumulative considerable impact.

- c) *Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?*

With the required mitigations, the project will not cause substantial effects on human beings, either directly or indirectly.

**Las Deltas Public Housing
Final Mitigated Negative Declaration
State Clearinghouse # 2019039129
County File # FM19-0001**

I Introduction:

On March 21, 2019, the Contra Costa County Department of Conservation and Development published a Draft Initial Study/Mitigated Negative Declaration (IS/MND) which analyzed potential impacts for the proposed Las Deltas Public Housing Development Demolition project (County File #FM19-0001). Pursuant to Section 15073 of the California Environmental Quality Act (CEQA) the Draft IS/MND included a 30-day public review period, which ended on Monday, April 22, 2019.

The Initial Study for the proposed project identified potentially significant impacts in the environmental area of Aesthetics, Biology, Noise, Cultural Resources, Air Quality, Hazard and Hazardous Materials, and Tribe Cultural Resources. Environmental analysis determined that measures were available to mitigate potential adverse impacts to insignificant levels.

During the public review period, the Department of Conservation and Development received a letter From EBMUD and an email from NAHC, and another letter from Costa County Environmental Health. A correspondence dated April 23, 2019 from the State Clearinghouse confirms receipt for this CEQA document and also confirm that the State Clearinghouse has not received any comments from any state agency. Each correspondence is attached.

This Final Initial Study includes edits/corrections made in response to comments and other minor technical edits. New text is shown in underline and deleted text is shown in ~~strikeout~~.

This document constitutes the Final IS/MND for the Las Deltas Public Housing Development Demolition project.

II. Comments Received and Responses:

Letter- East Bay Municipal Utility District, dated April 9, 2019

Comment: The District states that the District owns and operates distribution pipelines in all of the streets within the project area. Effective January 1, 2018, water service for new or future multi-unit structures shall be individually metered or sub-metered in compliance with Senate Bill SB-7. The District also informs that future redevelopment presents an opportunity to incorporated water conservation measure.

Response: The Department of Conservation and Development (DCD) appreciates the reminders. This information will be shared with the property owner and any prospective land developer. There are no comments within the District's letter that concerns the adequacy of this Mitigated Negative Declaration document.

Email from Gayle Totton, of the Native American Heritage Commission, dated April 10, 2019.

Comment: Ms. Totton states that the process for naming a Most Likely Descendant is detailed in Health and Safety Code section 7050.5 and Public Resources Code section 5097.98. The process does not include contacting the tribe that has requested consultation.

Response: The NAHC does not agree that a specific Tribe should be contacted. As a response to this matter, staff contacted Ms. Totton of the NAHC and confirmed that County would rectify the language of the mitigation to include exact language per Health and Safety Code. As a result, staff has prepared modified language to mitigation Cultural No. 2 as follows:

~~**Cultural Resources 2:** Should human remains be uncovered during demolition activities within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the human remains. If the coroner determines the remains may those of a Native American, the coroner will contact the Native American Heritage Commission and the Native American tribe that has requested consultation and/or demonstrated interest in the project site.~~

Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The landowner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

Letter from Contra Costa Environmental Health (CCEH) dated April 26, 2019

CCEH reminds about any abandoned wells and septic tanks must be destroyed and that substantial waste could be generated with the construction and demolition activities. Debris must to go to a recycling facility and comply with solid waste requirements. Also, non-source separated waste materials must not be brought back to the contractor's yard unless the facility has an appropriate solid waste permit.

Response: The project proponent is aware of the requirements of the solid waste regulation and as stated under hazardous materials mitigations measure, any materials that are contaminated must be abated and disposed according to the hazardous materials regulations. In addition, in accordance to the discussion under the Utilities Section of this document, once the debris generated with the project activities are collected, they will be transported to an approved facility and in accordance with CalGreen regulations.

III. Edits and Corrections Have Been Made to the Following Sections of the Document:

A- Section 19. Utilities and Services Systems:

Subsection e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Once the debris generated with the project activities are collected, they will be transported to an approved facility and in accordance with ~~the County Debris Recovery Ordinance~~ CalGreen regulations.

Further, any future construction on the subject site would be subject to the CalGreen cConstruction and Ddemolition Ddebris ~~Recovery Program~~ regulations administered by the ~~CDD~~ Department of Conservation and Development at the time of application for a building permit. The ~~Ddebris Rrecovery Program~~ would reduce the construction debris headed to the Landfill by diverting materials that can be recycled to appropriate recycling facilities.

B- The following changes have been made to the following Sections of the MND document: ~~49 duplexes~~ 51 buildings

- Project Title and Project Description, Page No. 1
- Aesthetics, Summary, subsection f), Page No. 4
- Air Quality, Summary, subsection a), Page No. 8
- Cultural Resources, Summary, subsection a), Page No. 14
- Geology and Soils, Summary, subsection b), Page No. 18
- Hazards and Hazardous Materials, Summary, subsection a), Page No. 20
- Land Use, Summary, subsection a), Page No. 25
- Tribal Cultural Resources, Summary, subsection a), Page No. 32

See attached Revised Final Mitigated Negative Declaration

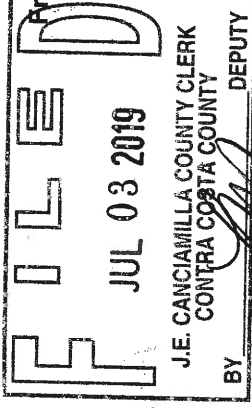
CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF DETERMINATION

To ☒ Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

☒ County Clerk
County of: Contra Costa

From: Contra Costa County
Dept. of Conservation & Development
30 Muir Road
Martinez, CA 94553



State Clearinghouse Number: SCH# 2019039129

Project Title: County File FM19-0001. Demolition of 51 Dilapidated Buildings within the Las Deltas Public Housing Development.

Project Applicant: Housing Authority of the County of Contra Costa

Attn: Mr. Robert Moore
3133 Estudillo Street
Martinez, California 94553

Project Location: 760 feet east of Richmond Parkway, and 600 ft. west of Fred Jackson Way located in North Richmond, an unincorporated area in Western Contra Costa County.

Lead Agency: Contra Costa County Department of Conservation and Development

Project Description: The Project site is currently a vacant public housing apartment complex located on an approximately 11.38-acre site. The Project was constructed in 1952 and 1959 as a public housing apartment complex. Project improvements consist of 51 apartment buildings, surface-level asphalt and concrete paving, and landscaping. The 51 buildings include the following:

- Las Deltas – CA006; (22 buildings, constructed in 1952)
- Las Deltas – CA009A; Apartments 526-569, and 576-583; (29 buildings, constructed in 1959)

The proposed project includes demolition of the 51 existing apartment buildings. Disposal of demolition debris will be done in accordance with local, state, and federal guidelines governing solid waste. The Housing Authority of the County of Contra Costa has determined that the existing development is physically obsolete per HUD standards and are pursuing demolition for the health, safety, and welfare of its residents. Age, use, and declining funding have caused this property to fall into disrepair. The facilities are considered to be past their useful life. The buildings to be demolished are considered to be unsafe and are all vacant and boarded up.

The most identifiable beneficial impact of this project is associated with the demolition of the obsolete housing. The steps to be taken to ensure that project demolition is safe, include the preparation and implementation of a project specific Health and Safety Plan and installation of sediment erosion/control features in the form of silt fence. Asbestos containing materials and lead based paint on building components were detected in the buildings to be demolished. These materials will be removed and disposed of in accordance with professionally prepared construction specifications and in accordance with federal, state, and local regulations as part of the planned building demolition activities.

The project demolition will be encroaching with the canopy of several trees. There is no proposal to remove any trees or substantiality impact any trees. Most of the demolition activities will avoid the trees that are located on the site. Best management practices will be implemented to ensure that impact to trees will be minimum. This project will require at a minimum a permit from the Air Quality District and a permit from Contra costa County Building Inspection Division.

Lead Agency: Department of Conservation and Development Contact: Telma B. Moreira 925-674-7783.

The project will ☐ will not have a significant effect on the environment.

- ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- Mitigation measures ☒ were not made a condition of the approval of the project.
- A mitigation reporting or monitoring plan ☒ was not adopted for this project.
- A statement of Overriding Considerations ☐ was not adopted for this project.
- Findings ☒ were not made pursuant to the provisions of

CEQA. Notice of Determination sent to Office of Planning and Research.*

Signature: Telma B. Moreira Date: 7/3/19 Title: Principal Planner

Contra Costa County Department of Conservation and Development

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF DETERMINATION

AFFIDAVIT OF FILING AND POSTING

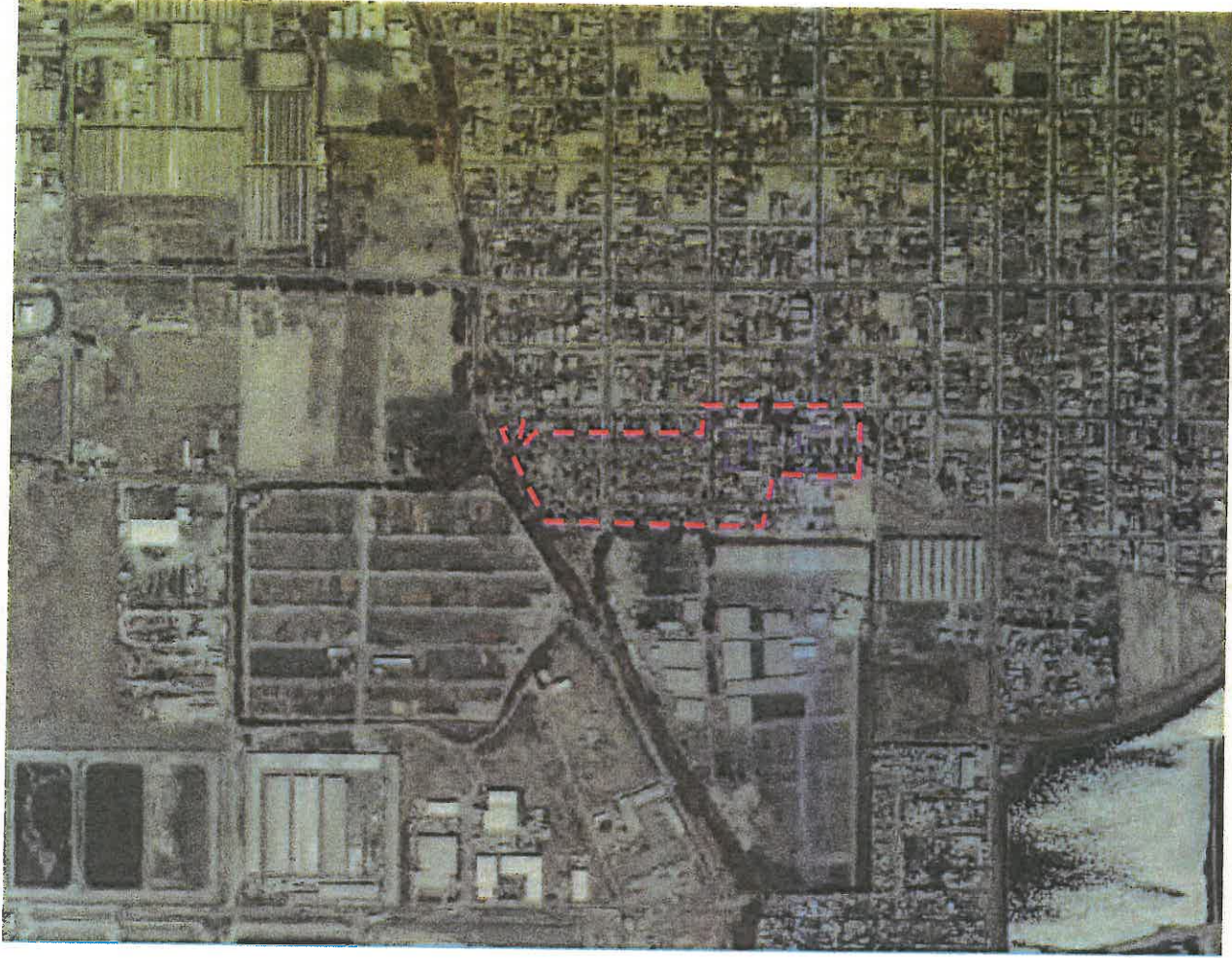
I declare that on July 3rd 2019 I received and posted this notice as required by California Public Resources Code Section 21152(c). Said notice will remain posted for 30 days from the filing date.

Signature [Signature] Title: Deputy Clerk

Applicant:
Robert Moore
Housing Authority of the
County of Contra Costa
3133 Estudillo Street
Martinez, CA 94553

Department of Fish and Game Fees Due
☐ EIR - \$3,271.00 Total Due: \$ _____
☒ Neg. Dec. - \$2,354.75 Total Paid \$ _____
☐ DeMinimis Findings - \$0
☒ County Clerk - \$50 Receipt #:
☒ Conservation & Development - \$25

AERIAL PHOTOGRAPH



Source:

EDR

— — — Project Boundary

Date: 1982



The north arrow indicator is an approximation of 0° North.

Project Number:

132461.18R000-003.129

Project Name:

Las Deltas Public Housing – 49 Duplexes

On-Site Date:

October 23, 2018



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

StartOver

Print

RECEIPT NUMBER:
07 — 07/03/2019 — 229

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY Contra Costa County Department of Conservation and Development	LEAD AGENCY EMAIL	DATE 07/03/2019
COUNTY/STATE AGENCY OF FILING Contra Costa	DOCUMENT NUMBER E-0000264	
PROJECT TITLE		

County File FM19-0001. Demolition of 51 Dilapidated Buildings within the Las Deltas Public Housing Development.

PROJECT APPLICANT NAME Housing Authority of the County of Contra Costa	PROJECT APPLICANT EMAIL	PHONE NUMBER (925) 674-7783
PROJECT APPLICANT ADDRESS 3133 Estudio Street	CITY Martinez	STATE ca
ZIP CODE 94553		
PROJECT APPLICANT (Check appropriate box)		
☒ Local Public Agency	☐ School District	☐ Other Special District
		☐ State Agency
		☐ Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|----------|
| ☐ Environmental Impact Report (EIR) | \$3,271.00 | \$ | 0.00 |
| ☒ Mitigated/Negative Declaration (MND)(ND) | \$2,354.75 | \$ | 2,354.75 |
| ☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,112.00 | \$ | 0.00 |

- ☐ Exempt from fee
- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)
- ☐ Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|-------|
| ☐ Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| ☒ County documentary handling fee | | \$ | 50.00 |
| ☐ Other | | \$ | |

PAYMENT METHOD:

- | | | | | | | |
|-------------------------------|---------------------------------|--------------------------------|--|----------------|----|----------|
| ☐ Cash | ☐ Credit | ☐ Check | ☒ Other JV #0017 | TOTAL RECEIVED | \$ | 2,404.75 |
|-------------------------------|---------------------------------|--------------------------------|--|----------------|----|----------|

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE L.Mae, Deputy Clerk
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County Receipt Number 3506733