

**RESOLUTION NO. 20-01
CEQA ADDENDUM #19-01
HILL TOWN PROJECT**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
HERCULES RECOMMENDING THE CITY COUNCIL APPROVE
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ADDENDUM #IS
19-01 FOR “HILL TOWN PROJECT,” PROPOSED FOR 44.2 ACRES
ADJACENT AND WEST OF INTERSTATE I-80, ADJACENT AND EAST OF
SAN PABLO AVENUE AND ADJACENT AND NORTH OF JOHN MUIR
PARKWAY (EXISTING APN 404-040-064)**

WHEREAS, the Planning Commission of the City of Hercules has considered the application by Santa Clara Valley Housing Group (“Applicant”) for the Project known as Hill Town located on San Pablo Avenue; and

WHEREAS, the Project Site is comprised of one parcel of approximately 44 acres known as Assessor parcel number APN 404-040-064 which along with a combination of right-of-way dedication and vacation will result in a Project Site of approximately 46 acres; and

WHEREAS, the Project Site in its current state is generally vacant/undeveloped, although it contains utility improvements and telecommunications equipment; and

WHEREAS, the Project Site is within the development area that was evaluated in the 1998 City of Hercules General Plan Land Use and Circulation Element Update and also within the Central Hercules Plan area; and

WHEREAS, in 2007, the City Council approved a Development and Owner Participation Agreement for the Hill Town Redevelopment Project (DOPA 07-01) (the “Development Agreement”) and an Initial Planned Development Plan (“IPDP”) in 2007 which contemplated development of up to 640 residential units and 4,000 square feet of neighborhood commercial on the Project Site; and

WHEREAS, in 2009, pursuant to the requirements of the California Environmental Quality Act (“CEQA”) and its implementing regulations (the “CEQA Guidelines”), the City Council certified the 2009 Redevelopment Plan Final Environmental Impact Report (SCH#20018112049) (the “Redevelopment Plan EIR”), which evaluated the potentially significant environmental effects from development of the Project Site as described in the DOPA and the IPDP and described mitigation measures to minimize those effects; and

WHEREAS, in 2019, the following applications related to the Hill Town project were filed concurrently and collectively define the currently-proposed Project:

- Final Planned Development Plan #FPDP 19-01 and Design Review Permit DRP #19-02 for 598 residential units including townhomes, courtyard homes, and multi-family podium style buildings; a 4,200 square foot neighborhood commercial use; and associated common areas for parking, landscaping, active and passive areas, and pedestrian access.
- Vesting Tentative map #TSM 19-01 to subdivide the site into 45 smaller lots and incorporating the abandonment of small portions of San Pablo Avenue right-of-way, and removal of existing on-site easements (equating to approximately 1.13 acres); and
- Conditional Use Permit #CUP 19-01 to allow a neighborhood retail use that exceeds 2,000 square feet and totals 4,200 square feet in the PC-R Planned Commercial Residential zoning district; and
- Approval of a proposed roadway vacation and abandonment, consistent with the General Plan; and
- Approval to reduce the maximum on-site vehicle mile per hour down from 25 to 15 miles per hour.

WHEREAS, in accordance with CEQA, including but not limited to Sections 15063, 15164, and 15168 of the CEQA Guidelines, the City has prepared an Initial Study to determine whether the potential environmental effects from the currently-proposed Hill Town Project were analyzed adequately in the Redevelopment Plan EIR or whether further environmental review and analysis is required, and

WHEREAS, based on information and analysis of the Initial Study, including several subject-specific technical reports/studies, the City has prepared an Addendum to the Redevelopment Plan EIR for the Hill Town Project which incorporates by reference the Initial Study, the technical reports/studies, and an updated Mitigation Monitoring and Reporting Program dated 2/14/2020 (collectively, “CEQA Addendum #IS 19-01”), and which documents the City’s determinations that the currently-proposed Hill Town Project is within the scope of the project evaluated in the 2009 Redevelopment Plan EIR and that none of the conditions described in Section 15162(a) of the CEQA Guidelines have occurred or will occur as a result of approval and development of the Project; and

NOW, THEREFORE BE IT RESOLVED that after due study, deliberation and public hearing, the Planning Commission hereby recommends that the City Council make the following findings to support the determination that no further environmental review is required under CEQA for the proposed Hill Town Project. These findings are based on information contained in the CEQA Addendum #IS 19-01, the Redevelopment Plan EIR, the Planning Commission staff report(s), and all other information contained in the administrative record for the Hill Town Project.

1. From the previously certified CEQA documents related to the Project Site, the City has identified those mitigation measures specifically applicable to the Hill Town Project, as set forth as the generally applicable mitigation measures in CEQA Addendum #IS 19-01 and the updated Mitigation Monitoring and Reporting Plan dated 02/14/2020.

2. No further environmental review under CEQA is required for the proposed Project because, consistent with the requirements of CEQA Guidelines sections 15063, 15162, 15164, and 15168, there is no substantial evidence in the administrative record that the Hill Town Project may result in any new significant environmental effects, any substantial increase in the severity of any previously identified impact, or require any new mitigation measures so as to warrant a supplemental or subsequent environmental impact report, and none of the conditions described in section 15162(a) of the CEQA Guidelines calling for the preparation of a subsequent EIR have occurred.
3. The City has properly prepared CEQA Addendum # IS 19-01, in compliance with all applicable requirements of CEQA and the CEQA Guidelines, to support its decision to forego further environmental review for the Hill Town Project.
4. The Planning Commission reviewed and considered the information in CEQA Addendum #IS 19-01 and the Redevelopment Plan EIR before making its recommendations.
5. The Planning Commission reviewed and considered the staff recommendation before making its recommendations.


PASSED AND ADOPTED by the Planning Commission of the City of Hercules on this second day of March, 2020 by the following vote:

AYES: Tolley/ Rubio/Morrison/ Sacramento/Galieva

NOES: None

ABSENT:

ABSTAIN:



Irina Galieva, Chair, 2020

ATTEST:



Holly Smyth, AICP Planning Director

Table A: MITIGATION MONITORING AND REPORTING PROGRAM

Environmental Impact	Mitigation Measure	Monitoring/ Reporting Action(s)	Mitigation Timing	Monitoring Schedule
AESTHETICS				
Impact AES-2 The 2019 Project could adversely affect scenic resources within a state scenic highway corridor.	Mitigation Measure AES-2 MM AES-2a: Development on the Sycamore Crossing and Hill Town sites shall retain or replace the existing trees on the site to the extent feasible. MM AES-2b: Plantings that serve to screen views of residential development, or that help to maintain a natural-appearing landscape, shall be retained to the extent feasible. Such plants could be thinned selectively if thinning would improve view corridors. If specific trees are to be removed, such as eucalyptus trees, replace with tress, preferably native species, that will provide suitable screening while retaining the view corridor along San Pablo Avenue. MM AES-2c: Buildings on the Sycamore Crossing and Hill Town sites shall be sited so as to minimize view obstruction from sensitive viewpoints. MM AES-2d: New development shall avoid the use of designs and materials that are inconsistent with the existing development along San Pablo Avenue and Sycamore Avenue in the vicinity of the project sites. MM AES-2e: New development on the Hill Town site shall be consistent in form and exterior finishes with the natural surroundings and topography. Building height and placement on the site shall be deigned to avoid obstruction of views of the ridgelines to the east and north sides of the site. The materials and color of exposed retaining walls shall be chosen to blend visually with the natural terrain. MM AES-2f: Landscaping consistent with the existing terrain and landscaping of San Pablo Avenue and Sycamore Avenue shall be incorporated to soften the visual mass of the building frontages and parking areas. The developer of each specific development proposed within the Updated 2009 Redevelopment Area shall provide usable open space areas within the project.	Planning Department Require as a condition of project approval. Ensure measures are incorporated in landscape design proposals.	Draft and incorporate condition as part of project approval. Prior to approval of demolition of grading permits, whichever comes first.	Conduct periodic site visits during demolition, grading and construction.

Environmental Impact	Mitigation Measure	Monitoring/ Reporting Action(s)	Mitigation Timing	Monitoring Schedule
Impact AES-3 The 2019 Project would alter the existing visual character of the sites and could substantially degrade the existing visual character and quality of the site and its surroundings.	Mitigation Measure AES-3 Implement Mitigation Measure AES-2 . No additional mitigation is feasible.	See actions for Mitigation Measure AES-2 .	See Mitigation Measure AES-2 .	See Mitigation Measure AES-2 .
Impact AES-4 The 2019 Project would create a new source of light or glare that could adversely affect day or nighttime views in the area.	Mitigation Measure AES-4 MM AES-4a: The parking areas on the Sycamore Crossing and Hill Town sites shall be screened with vegetation and/or trees. MM AES-4b: The developer for the Sycamore Crossing and Hill Town sites shall use hooded and down-directed lights for nighttime illumination in parking areas, shipping and receiving docks and other areas of the site, as applicable.	Planning Department Require as a condition of project approval. Engineering Department Ensure measures are incorporated in landscape design proposals.	Draft and incorporate condition as part of project approval. Prior to approval of demolition of grading permits, whichever comes first.	Conduct periodic site visits during demolition, grading and construction.
AIR QUALITY				
Impact AQ-2 Demolition or construction activities associated with the 2019 Project could generate construction period exhaust emissions and fugitive dust that could temporarily affect local air quality.	Mitigation Measure AQ-2 MM AQ-2: For all discretionary grading, demolition, or construction activity in the Updated 2009 Redevelopment Plan Area, require implementation of the following dust control measures by construction contractors, where applicable: During demolition of existing structures: 1. Water active demolition areas to control dust generation during demolition of structures and break-up of pavement. 2. Cover all trucks hauling demolition debris from the site. 3. Use dust-proof chutes to load debris into trucks whenever debris being loaded is sufficiently elevated above the truck. During all construction phases:	Planning Department Require as a condition of project approval. Engineering Department Incorporate measures into final grading plans. Final grading plans reviewed by City staff. Building Division Implement control measures.	Draft and incorporate condition as part of project approval. Prior to issuance of grading permits.	Conduct periodic site visits during demolition, grading and construction.

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	<ol style="list-style-type: none"> 1. Water exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) at least twice daily. 2. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind. 3. Cover all trucks transporting soil, sand, and other loose materials. 4. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. 5. Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites. 6. Sweep streets at least once per day using wet power vacuum street sweepers if visible soil material is carried onto adjacent public streets. The use of dry power sweeping is prohibited. 7. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more). 8. Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.). 9. Limit traffic speeds on unpaved roads to 15 miles per hour. 10. Install sandbags or other erosion control measures to prevent silt runoff to public roadways. 11. Replant vegetation in disturbed areas as quickly as possible. <p>The following additional mitigation measures, which are recommended by the BAAQMD, shall be implemented during construction activities in the proposed Updated 2009 Redevelopment Plan area but are not required to reduce construction impacts to a less than significant level:</p> <ol style="list-style-type: none"> 1. Use alternative fueled construction equipment. 2. Minimize idling time 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 			

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	<p>13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</p> <p>3. Maintain and properly tune all construction equipment in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</p> <p>4. Limit the hours of operation of heavy equipment and/or the amount of equipment in use.</p> <p>5. Post a publicly-visible sign with the telephone number and person to contact at the City of Hercules regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.</p> <p>6. Pave all roadways, driveways, and sidewalks as soon as possible.</p> <p>7. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</p>			
<p>Impact AQ-3</p> <p>During construction and operation of the 2019 Project, sensitive receptors could be exposed to toxic air contaminants.</p>	<p>Mitigation Measure AQ-3</p> <p>MM AQ-3: The siting of residential uses on the Hill Town site in proximity to I-80 shall follow one or more of the following approaches to the satisfaction of the City of Hercules Planning Director:</p> <ol style="list-style-type: none"> 1. Site residential structures on the Hill Town site further than 500 feet from the nearest lane of I-80. This could be accomplished by placing open space, roads and/or parking along the eastern portion of the Hill Town site. 2. Alternatively, air quality sampling studies or air quality modeling could be undertaken to establish an appropriate alternate residential setback from the freeway. The alternate residential setback must provide a reduction in exposure to toxic air contaminants equivalent to the 70 percent reduction upon which the CARB distance recommendation is based. 3. A third alternative measure would be to provide mechanical ventilation to residences with filtration units to remove fine 	<p>Planning Department</p> <p>Require as a condition of project approval.</p> <p>Final development plans reviewed by the City to ensure that one or more of the approaches is implemented.</p>	<p>Draft and incorporate condition as part of project approval.</p> <p>Prior to approval of demolition or grading permits, whichever comes first.</p>	

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	particulate at all residences within 500 feet of I-80. Since the CARB recommendation for a setback is based on a 70 percent reduction in particulate concentration, the air handling system shall have an efficiency of no less than 70 percent in removing particles less than 0.3 microns in diameter. Commercially available systems with this efficiency utilize either special pleated filter mediums or electrostatic filters to clean the air. These systems will increase project costs, increase energy consumption slightly, and will require regular maintenance.			
Impact AQ-5 Development of the 2019 Project would result in new air pollutant emissions within the air basin. However, the emissions from the new vehicle trips and areas sources would not exceed the BAAQMD thresholds of significance for regional pollutants, and would not represent a significant impact. However, Recommended Measure AQ-5, as identified in the 2009 EIR, would be implemented to further minimize air emissions associated with project development.	Recommended Measure AQ-5 AQ-5a: All development shall be required to implement feasible BAAQMD mitigation measures for reducing vehicle and area source emissions from suburban residential projects. Feasible mitigation measures to reduce vehicle and area source emissions for a suburban residential development include: <ol style="list-style-type: none"> 1. Provide bicycle lanes, sidewalks, and/or paths connecting project residences to adjacent schools, parks, nearest transit stop and nearby commercial areas. 2. Construct transit amenities such as bus turnouts/bus bulbs, benches, shelters, etc. 3. Provides direct, safe, attractive pedestrian access from project land uses to transit stops and adjacent development. 4. Utilize reflective (or high albedo) and emissive roofs and light colored construction materials to increase the reflectivity of roads, driveways, and other paved surfaces, and includes shade trees near buildings to directly shield them from the sun's rays and reduce local air temperature and cooling energy demand. 5. Eliminate wood burning fireplaces or devices. Install a gas outlet in proposed outdoor recreational fireplaces or pits. Offer as an option on homes to install a gas outlet for use with outdoor cooking appliances, such as a gas barbeque. 6. Use efficient heating and other appliances, such as water heaters, cooking equipment, refrigerators, furnaces, and boiler units that meet or exceed Title 24 requirements (Energy Efficiency Standards for Residential and Nonresidential Buildings and Green Building 	Planning Department Require as a condition of project approval. Building Division Incorporate into final construction plans. Construction drawings reviewed by City staff.	Draft and incorporate condition as part of project approval. Prior to filing building permit applications. Prior to issuance of building permits.	

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	<p>Standards). Use window glazing and insulation, wall insulation, and efficient ventilation methods.</p> <p>7. Encourage the use of battery-powered or electrical landscaping equipment and discourage the use of leaf blowers and other dust-producing equipment by installing electrical outlets on the exterior walls of both the front and back of all residences and requiring home owners association prohibit the use of leaf blowers.</p> <p>8. Landscape with drought resistant and low maintenance species of plants, trees, and shrubs to reduce the demand for gas-powered landscape maintenance equipment.</p> <p>9. Provide a 220-volt utility drop or other dedicated outlet that is adaptable for use by electric or rechargeable hybrid vehicles that are generally available to consumers.</p>			
Impact AQ-5 (cont.)	<p>Recommended Measure AQ-5</p> <p>AQ-5b: All commercial uses shall apply Transportation System Management measures to reduce trips and incorporate design features to reduce area source emissions. Appropriate strategies include:</p> <ol style="list-style-type: none"> 1. Provide physical improvements, such as sidewalk improvements, landscaping, and bicycle parking that would act as incentives for pedestrian and bicycle modes of travel. 2. Connect site with regional bikeway/pedestrian trail system. 3. Provide transit information kiosks. 4. Provide secure and conveniently located bicycle parking and storage for workers and patrons. 5. Provide electric vehicle charging facilities. 6. Provide preferential parking for Low Emission Vehicles (LEVs). 7. Utilize reflective (or high albedo) and emissive roofs and light colored construction materials to increase the reflectivity of roads, driveways, and other paved surfaces, and include shade trees near 	<p>Planning Department</p> <p>Require as a condition of project approval.</p> <p>Building Division</p> <p>Incorporate into final construction plans.</p> <p>Construction drawings reviewed by City staff.</p>	<p>Draft and incorporate condition as part of project approval.</p> <p>Prior to filing building permit applications.</p> <p>Prior to issuance of building permits.</p>	

Environmental Impact	Mitigation Measure	Monitoring/ Reporting Action(s)	Mitigation Timing	Monitoring Schedule
	<p>buildings to directly shield them from the sun's rays and reduce local air temperature and cooling energy demand.</p> <p>8. Use efficient heating and other appliances, such as water heaters, cooking equipment, refrigerators, furnaces, and boiler units that meet or exceed Title 24 requirements (Energy Efficiency Standards for Residential and Nonresidential Buildings and Green Building Standards). Use window glazing and insulation, wall insulation and efficient ventilation methods.</p> <p>9. Landscape with drought resistant and low maintenance species of plants, trees, and shrubs to reduce the demand for gas-powered landscape maintenance equipment..</p>			
<p>Impact AQ-6</p> <p>Development of the 2019 Project would generate greenhouse gases (GHGs), but would not contribute to cumulative impacts of global climate change. Nevertheless, Recommended Measure AQ-6, as identified in the 2009 EIR, would be implemented to further minimize greenhouse gas emissions associated with project development.</p>	<p>Mitigation Measure AQ-6</p> <p>MM AQ-6: The project's residential and commercial land uses as a whole shall achieve an energy efficiency standard equivalent to the California Energy Commissions' Tier II Standard.</p>	<p>Planning Department</p> <p>Require as a condition of project approval.</p> <p>Building Divisions</p> <p>Incorporate into final construction plans.</p> <p>Construction drawings reviewed by City staff.</p>	<p>Draft and incorporate condition as part of project approval.</p> <p>Prior to filing building permit applications.</p> <p>Prior to issuance of building permits.</p>	
BIOLOGICAL RESOURCES				
<p>Impact BIO-1</p> <p>The 2019 Project could result in significant impacts to sensitive habitats and natural communities, including riparian habitats, intermittent drainage, and freshwater emergent wetlands.</p>	<p>Mitigation Measure BIO-1</p> <p>MM BIO-1a: Prior to any specific project development approval, the project proponent shall contact the U.S. Army Corps of Engineers (USACE) to identify the jurisdictional status and extent of (1) the freshwater wetland and detainment pond features on the Hill Town site and (2) the intermittent drainage on the Sycamore Crossing site. Project plans shall identify all jurisdictional boundaries with a unique graphic symbol. No construction, landscape irrigation, paving, or other impermeable surface treatment shall be placed within any jurisdictional area or within a minimum of 25 feet (or other USACE-identified appropriate buffer perimeter) beyond any jurisdictional</p>	<p>Planning and Engineering Departments</p> <p>Require as a condition of project approval.</p> <p>Project Sponsor</p> <p>Project sponsor conducts formal consultation with CDFW and RWQCB.</p>	<p>Draft and incorporate condition as part of project approval.</p> <p>Prior to issuance of grading permits.</p>	<p>Inspect site during grading, demolition, and construction activities.</p>

Environmental Impact	Mitigation Measure	Monitoring/ Reporting Action(s)	Mitigation Timing	Monitoring Schedule
	boundary. Encroaching into the USACE's jurisdictional area and corresponding buffer shall be allowed only if it is not possible to create a development plan for the subject site that avoids the USACE's jurisdictional area and corresponding buffer without conflicting with the proposed 2009 Project or the City's General Plan (as determined by the City's Planning Director). In such a case, encroachment into the USACE's jurisdictional area shall not occur unless a Section 404 permit is acquired from the USACE, and the project proponent(s) replaces the lost value of the jurisdictional area to the satisfaction of the USACE.	Engineering Department Incorporate into final construction plans.		
Impact BIO-1 (cont.)	<p>Mitigation Measure BIO-1 (cont.)</p> <p>MM BIO-1b: Prior to any specific project development approval, the project proponent shall contact the California Department of Fish and Wildlife (CDFW) and the Regional Water Quality Control Board (RWQCB) to identify the state jurisdictional status and extent of (1) the freshwater wetland and detainment pond features of the Hill Town site and (2) the intermittent drainage on the Sycamore Crossing site. Project plans shall identify all jurisdictional boundaries with a unique graphic symbol. No construction, landscape irrigation, paving or other impermeable surface treatment shall be placed within any jurisdictional area or within a minimum of 25 feet (or other CDFW- or RWQCB-identified appropriate buffer perimeter) beyond any jurisdictional boundary. In the event of a conflict between responsible agency requirements for Mitigation Measure BIO-1a and Mitigation Measure BIO-1b, the larger buffer perimeter shall be established. Encroaching into the CDFW's or RWQCB's jurisdictional area and corresponding buffer shall be allowed only if it is not possible to create a development plan for the project sites that avoids the CDFW's jurisdictional area and corresponding buffer without conflicting with the Updated 2009 Redevelopment Plan or the City's General Plan (as determined by the City's Planning Director). In such a case, encroachment into the CDFW's jurisdictional area shall not occur unless a Streambed/Lake Alteration Agreement is acquired from the CDFW, and the project proponent(s) replaces the lost habitat to the satisfaction of the CDFW. Encroachment into the RWQCB's jurisdictional area shall not occur unless a Section 401 permit is acquired from the RWQCB, and the project proponent(s) replaces the lost value of the jurisdictional area</p>	<p>Planning and Engineering Departments</p> <p>Require as a condition of project approval.</p> <p>Project Sponsor</p> <p>Project sponsor conducts formal consultation with CDFW and RWQCB.</p> <p>Engineering Department</p> <p>Incorporate into final construction plans.</p>	<p>Draft and incorporate condition as part of project approval.</p> <p>Prior to issuance of grading permits.</p>	Inspect site during grading, demolition, and construction activities.

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	to the satisfaction of the RWQCB through on- or off-site mitigation or purchase of mitigation credits at an approved mitigation bank.			
Impact BIO-1 (cont.)	<p>Mitigation Measure BIO-1 (cont.)</p> <p>MM BIO-1c: Certain project components, such as nature trails, wildlife observation areas, etc., may not be compatible with sensitive habitats. Prior to incorporating such features into project plans for Hill Town, the project proponent shall obtain permission from the USACE, the CDFW, and the RWQCB, and agree to comply with permit-related conditions. Permission constitutes CWA Section 401 and 404 permits, and California Fish and Game Code Section 1600 Streambed Alteration Agreement, or other permit issued by the responsible agency. If any or all of these responsible agencies do not require permits for these features, then the project proponent shall obtain relevant approvals from the City of Hercules Planning and/or Parks and Recreation Department.</p>	<p>City Council and Planning Department</p> <p>Require as a condition of project approval.</p> <p>Project Sponsor</p> <p>Project sponsor conducts formal consultation with USACE, CDFW and RWQCB.</p> <p>Planning Department and Engineering Department to consult and approve.</p> <p>Engineering Department</p> <p>Incorporate into final construction plans.</p>	<p>Draft and incorporate condition as part of project approval.</p> <p>Prior to issuance of grading permits.</p> <p>Prior to issuance of grading permits</p>	<p>Obtain approval prior to issuance of grading permits.</p> <p>Inspect site during grading, demolition, and construction activities.</p>
Impact BIO-1 (cont.)	<p>Mitigation Measure BIO-1 (cont.)</p> <p>MM BIO-1d: Prior to issuance of grading permits for the Sycamore Crossing or Hill Town projects, the project proponent shall submit a fencing plan to the City of Hercules Planning Department for approval that corresponds to the USACE, CDFW-, and/or RWQCB-approved perimeter beyond the sensitive habitat areas described in Mitigation Measures BIO-1a and BIO-1b above, and install temporary construction fencing according to the approved plan. The temporary fencing shall be silt fencing, and the bottom edge of the fencing shall be buried 2-4 inches to protect the freshwater marsh/drainage from construction activities and prevent special-status wildlife species from entering the project site. Orange fencing designating an "Environmentally Sensitive Area" will be installed on the inside (project side) of the silt fencing. The fencing plan may be superimposed on the grading plan or may be a separate plan; if on a</p>	<p>Planning Department</p> <p>Require as a condition of project approval.</p> <p>Project Sponsor</p> <p>Project sponsor to consult with USACE, and CDFW and submit plan to Planning Department.</p> <p>Engineering Department</p> <p>Incorporate into final construction plans.</p>	<p>Draft and incorporate condition as part of project approval.</p> <p>Prior to issuance of grading permits.</p> <p>Prior to issuance of grading permits</p>	<p>Obtain approval prior to issuance of grading permits.</p> <p>Inspect site during grading, demolition, and</p>

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	separate plan, the fencing plan shall show existing and proposed contour lines in the vicinity of the fence.			construction activities.
Impact BIO-2 The 2019 Project could substantially affect candidate, sensitive, or other special-status species, as identified in local or regional plans, policies or regulations or by the CDFW or USFWS.	Mitigation Measure BIO-2 MM BIO-2a (Special-Status Plants): (a) Prior issuance of a grading permit, prior to any vegetation removal, and as feasible, during the late spring season from April through May, the project proponent shall engage a qualified botanist to conduct focused surveys for the bent-flowered fiddleneck (<i>Amsinckia lunaris</i>), fragrant fritillary (<i>Fritillaria liliacea</i>), and Diablo helianthella (<i>Helianthella castanea</i>) in the grassland habitat at the project site. Surveys shall comply with the Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018). (b) If the project botanist discovers any of these species, the individual plant locations shall be located on the site map and flagged in the field. No grading No grading permit shall be issued until the project proponent informs CDFW and commits to appropriate mitigation measures that meet the satisfaction of CDFW, such as avoidance, creation of buffers, transplantation, or off-site mitigation.	Planning Department Require as a condition of project approval. Project Sponsor Obtain a qualified botanist to conduct survey prior to submittal of grading plans. Consult with CDFW for approval of mitigation measures, if needed. Engineering Department Incorporate into final construction plans.	Draft and incorporate condition as part of project approval. Prior to submission of grading plans. Conduct surveys during late spring season from April through May. Prior to issuance of grading permits	CDFW to approve mitigation measures (if necessary) prior to grading plan review.
Impact BIO-2 (cont.)	Mitigation Measure BIO-2 (cont.) MM BIO-2b: (Special-Status Animals): (a) Prior to issuance of a grading permit, the project proponent shall engage a qualified biologist to conduct focused surveys for the monarch butterfly (<i>Danaus plexippus</i>) and to identify any raptor species hunting or nesting in the project area. Surveys shall take place during the winter roosting period (October–February). Surveys shall comply with applicable CDFW protocols. (b) If the project biologist discovers a roost site, it shall be located on the site map. No grading plan review shall proceed until the project proponent informs CDFW and commits to appropriate mitigation measures that meet the satisfaction of the CDFW, such as avoidance, creation of buffers, transplantation, timing of construction activities to avoid active nests/roosts, or off-site mitigation. (c) Vegetation removal shall be conducted during the non-nesting season for birds (i.e., between September 1 and January 31) if possible. If vegetation removal occurs during the nesting season (February 1 to August 31), suitable nesting	Planning Department Require as a condition of project approval. Project Sponsor Obtain a qualified biologist to conduct survey prior to submittal of grading plans. Consult with CDFW for approval of mitigation measures, if needed.	Draft and incorporate condition as part of project approval. Prior to submission of grading plans. Conduct surveys during winter roosting period (October-February) for monarch butterfly and during the nesting season	CDFW to approve mitigation measures (if necessary) prior to grading plan review.

Environmental Impact	Mitigation Measure	Monitoring/ Reporting Action(s)	Mitigation Timing	Monitoring Schedule
	habitat within the project site shall be surveyed by a qualified biologist no more than 5 days prior to ground disturbing/vegetation removal activities. Areas outside of the project site shall not be surveyed for active nests unless nests are visible from the project site. If an active nest is found, the qualified biologist shall delineate an appropriate buffer around the nest site based on the nesting species and specifics of the nest location. Construction within the buffer zone shall be prohibited until the qualified biologist determines that the nest is no longer active. If an active nest is found during construction, all activity in the vicinity shall stop until the qualified biologist has evaluated the nest and set up an appropriate buffer. If a buffer is not feasible, CDFW shall be contacted for further avoidance and minimization guidelines.		(February 1 to August 31).	
Impact BIO-2 (cont.)	Mitigation Measure BIO-2 (cont.) MM BIO-2c: The project proponent for the Sycamore Crossing or Hill Town project shall engage a California-registered landscape architect and qualified botanist to prepare landscape plans for any project-area open space or manufactured slopes. The open-space and slope landscape plans shall use only region-specific native plants, and shall be designed to promote habitat value.	Planning Department Require as a condition of project approval. Project Sponsor Prepare landscape plans prior to submittal of grading plans.	Draft and incorporate condition as part of project approval. Obtain approval prior to issuance of grading permits.	
Impact BIO-3 The 2019 Project could potentially conflict with the City's General Plan Open Space and Conservation Element, Policy 2a and tree preservation ordinance, Ordinance No. 33.	Mitigation Measure BIO-3 MM BIO-3: Project proponents shall adhere to the requirements of the City's tree ordinance, Title 4, Chapter 15 of the City's Municipal Code, which includes the submittal of a tree replacement plan to the City for approval. Prior to issuance of a grading permit, a certified arborist shall conduct a tree survey to determine the number and type of trees to be removed. The tree replacement plan should include a minimum 1:1 replacement for native trees impacted by the proposed project and should include a monitoring period of at least five years post-mitigation.	Planning Department Require as a condition of project approval. Planning Department to approve tree replacement plan prior to issuance of grading permit.	Draft and incorporate condition as part of project approval. Prior to issuance of grading plan.	

Environmental Impact	Mitigation Measure	Monitoring/ Reporting Action(s)	Mitigation Timing	Monitoring Schedule
CULTURAL RESOURCES				
Impact CUL-1 The 2019 Project could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the State CEQA Guidelines.	Mitigation Measure CUL-1 MM CUL-1: If prehistoric or unique archaeological resources are discovered during construction of any projects undertaken as a result of the proposed Updated 2009 Redevelopment Plan, all work within a 50-foot radius of the find shall halt until a qualified archaeologist evaluates and determines the significance of the find pursuant to Section 15064.5 of the State CEQA Guidelines and until the finding can be fully investigated and proper protection measures, as determined by qualified experts, can be implemented. Work shall not resume within a 50-foot radius of the find until the project archaeologist states in writing that such work would not substantially affect the significance of an historical or unique archaeological resource pursuant to Section 15064.5 of the State CEQA Guidelines and the City of Hercules concurs with such finding. Construction of the project can continue outside of the 50-foot radius of the find, so long as such activities would not physically damage any discovered cultural resources or reduce the data recovery potential of the find.	Planning Department Require as a condition of project approval. Project Sponsor Engage qualified archaeologist to perform evaluation of archaeological resources. Engineering Department Archaeological monitoring program to be prepared prior to issuance of grading permits.	Draft and incorporate condition as part of project approval. Upon discovery of prehistoric or unique archaeological resources. Prior to issuance of grading permits.	Periodically inspect site during grading, demolition, and construction activities.

Environmental Impact	Mitigation Measure	Monitoring/ Reporting Action(s)	Mitigation Timing	Monitoring Schedule
Impact CUL-3 The proposed project could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the State CEQA Guidelines.	Mitigation Measure CUL-3 MM CUL-3: If human remains are discovered at the project site during construction, work at the specific construction site at which the remains have been uncovered shall be suspended, and the City of Hercules Public Works Department and County coroner shall be immediately notified. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains.	Planning Department Require as a condition of project approval. Project Sponsor Notify Engineering Department Planning and Engineering Departments County Coroner notified if human remains are encountered. If remains are Native American origin, Native American Heritage Commission contacted. Reporting as needed, if resources found.	Draft and incorporate condition as part of project approval. Upon discovery of suspected human remains. .	Field monitoring during grading.
GEOLOGY AND SOILS				
Impact GEO-1 The 2019 Project could expose people and structures to substantial adverse effects related to seismic ground shaking.	Mitigation Measure GEO-1 MM GEO-1: A site-specific geotechnical investigation shall be required for any new development proposed within the 2009 Updated Redevelopment Plan Area. Development proposed within the Updated 2009 Redevelopment Plan Area shall conform to the provisions of current building codes and the recommendations of the geotechnical investigations performed for proposed development. Structures for human habitation shall be designed to meet or exceed California Uniform Building Code standards for Seismic Zone 4.	Planning Department Require as a condition of project approval. Project Sponsor Project proponent to conduct site-specific geotechnical investigations prior to issuance of grading permits.	Draft and incorporate condition as part of project approval. Prior to issuance of grading permits. .	

Environmental Impact	Mitigation Measure	Monitoring/ Reporting Action(s)	Mitigation Timing	Monitoring Schedule
Impact GEO-2 The 2019 Project could expose people and structures to substantial adverse effects associated with seismic-related liquefaction or landslides.	Mitigation Measure GEO-2 MM GEO-2a: Development of the proposed Hill Town project shall be subject to the recommendations of the site-specific geotechnical report for site preparation, grading, retaining wall construction, and foundation design.	Planning Department Require as a condition of project approval. Engineering Department Incorporate measures into final grading plans. Final grading plans reviewed by City staff. Building Division Review control measures.	Draft and incorporate condition as part of project approval. Prior to issuance of grading permits. .	Periodic site inspection.
Impact GEO-2 (cont.)	Mitigation Measure GEO-2 (cont.) MM GEO-2b: Prior to the recordation of the first final map, the project proponent of the Hill Town project shall form a Geologic Hazard Abatement District (GHAD) or annex into an existing GHAD for the purpose of identifying potential geologic hazards and carrying out measures to monitor and mitigate such hazards. The GHAD shall be fully operational and the assessments shall be established and in place before the final map is recorded. The project proponent shall provide adequate funding through its own source and/or through the GHAD assessments to cover a major event before the GHAD will accept responsibility. The amount of this obligation will be determined at the time the Plan of Control and Engineer's Report is prepared for the GHAD. If a GHAD is determined by the City and project applicant to be infeasible, the project proponent shall assign these responsibilities to a similar entity.	Planning and Engineering Departments Require as a condition of project approval. Project Sponsor Project sponsor to form GHAD as described.	Draft and incorporate condition as part of project approval. Prior to recordation of first final map. .	

<p>Impact CUL-2</p> <p>The 2019 Project could potentially destroy unknown unique paleontological resources on the site.</p>	<p>Mitigation Measure CUL-2</p> <p>MM CUL-2: A paleontologist who meets the qualifications of established by the Society of Vertebrate Paleontology shall be retained to develop a Paleontological Resources Impact Mitigation Program (PRIMP) for this project. The PRIMP shall be consistent with the standards of the Society of Vertebrate Paleontology and include the methods that will be used to protect paleontological resources that may exist within the project site, as well as procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a report at the conclusion of grading. A paleontological monitoring program shall be implemented during excavation and grading activities in deposits with high paleontological sensitivity (i.e., Briones Formation and Monterey Formation). No monitoring is required for excavations in deposits with no paleontological sensitivity (i.e., Artificial Fill). Monitoring shall be conducted by a qualified paleontological monitor following the PRIMP. The paleontologist must be knowledgeable of the paleontological resources in Contra Costa County; must have the minimum of a bachelor's degree in paleontology or a related field; and must be prepared to perform data recovery tasks, analysis, and preparation of a technical report addressing any results of the paleontological monitoring program must include the maintenance of daily field logs, the recovery of soil samples for micro-screening for small fossil remains, and the ability to remove vertebrate remains as they are identified (e.g., with proper location data and associations). In addition, a photographic record must be maintained over the course of the program and, if resources are found during the course of ground disturbance, the monitor must have the authority to halt any activities and temporarily redirect construction away from the find. In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected, and the paleontologist or paleontological monitor shall be contacted to assess the find for scientific significance. If determined to be scientifically significant, the fossil shall be collected from the field. Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collections of a museum repository. At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program.</p>	<p>Planning Departments</p> <p>Require as a condition of project approval.</p> <p>Project Sponsor</p> <p>Engage qualified paleontologist to perform evaluation of geologic conditions.</p> <p>Engineering Department</p> <p>Paleontological monitoring program to be prepared prior to issuance of grading permits.</p>	<p>Draft and incorporate condition as part of project approval.</p> <p>Upon discovery of paleontological resources.</p> <p>Prior to issuance of grading permits.</p>	<p>Periodically inspect site during grading, demolition, and construction activities</p>
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Environmental Impact	Mitigation Measure	Monitoring/ Reporting Action(s)	Mitigation Timing	Monitoring Schedule
HAZARDS AND HAZARDOUS MATERIALS				
Impact HAZ-2 The 2019 Project could create a significant hazard to the public or the environment through the accidental upset or release of hazardous material from an existing petroleum pipeline located within the Hill Town property.	Mitigation Measure HAZ-2 MM HAZ-2a: Consistent with pipeline operators' standards, no buildings or other structures that could impede access shall be installed in any pipeline right-of-way. MM HAZ-2b: The City shall permit pipeline operators with pipelines and pipeline rights-of-way adjacent to parcels subject to Tentative Map approval to review these maps. MM HAZ-2c: Prior to the start of construction on any parcel that includes or is bordered by a pipeline or pipeline right-of-way or easement, the City shall consult with the Rodeo-Hercules Fire Protection District and the operator(s) of affected pipeline(s) regarding the adequacy of safety procedures for pipeline accidents. MM HAZ-2d: The City shall consider a requirement that sponsors of residential development notify homeowners of the presence of adjacent or nearby pipelines.	Engineering Department Require as a condition of project approval. Engineering Department to confirm pipeline right-of-way not impeded.	Draft and incorporate condition as part of project approval. Prior to issuance of grading permits.	
HYDROLOGY AND WATER QUALITY				
Impact HYD-2 The 2019 Project would alter the drainage pattern of the detention basins and drainage swale on the Hill Town site and could potentially cause or contribute to flooding.	Mitigation Measure HYD-2 MM HYD-2: Prior to issuance of a grading or building permit for the Sycamore Crossing or Hill Town sites and to the satisfaction of the City Engineer, the project proponents shall prepare hydrology studies and drainage plans that calculate the existing and proposed stormwater runoff flows (i.e., cubic feet per second) of the sites and identify the stormwater drainage features (e.g., storm drains, catch basins, detention basins, etc.) required to accommodate future flows.	Planning and Engineering Departments Require as a condition of project approval. Project Sponsor Project proponent to submit hydrology studies and drainage plans. City Engineer Review studies.	Draft and incorporate condition as part of project approval. Prior to issuance of grading permits.	

Environmental Impact	Mitigation Measure	Monitoring/ Reporting Action(s)	Mitigation Timing	Monitoring Schedule
NOISE				
Impact NOISE-1 Implementation of the 2019 Project would add new vehicle trips to the roadway network, but would not increase ambient noise levels in the project vicinity above acceptable levels.	Mitigation Measure NOISE-1 MM NOI-1: The City of Hercules shall not issue a building permit for future projects in the proposed Updated 2009 Redevelopment Plan until a design-level noise study is completed that demonstrates that the proposed development would not cause noise exposures that exceed (1) 65 dB CNEL for common outdoor areas or (2) 45 dB CNEL for indoor residential uses. Hill Town: To achieve the required noise levels on the Hill Town site, the design-level noise study required by this mitigation measure shall consider actual site plans and architectural plans and determine the exact noise attenuation features required to achieve the appropriate noise levels. At this time, the following noise attenuation design features are anticipated to be required for multi-family residential uses in the southern portion of the site along I-80/SR-4: (1) STC 36 to 39 windows and exterior doors (if sound walls are built, windows and exterior doors at the ground floors could require STC ratings that are about 5 fewer points); (2) alternative source of ventilation for residential structures as approved by a mechanical engineer; and (3) outdoor use areas shielded by at least one or two rows of buildings or by a sound wall of at least 11 feet in height. At this time, the following noise attenuation design features are anticipated to be required for multifamily residential uses along San Pablo Avenue, (1) STC 33 to 36 windows and exterior doors (if sound walls are built, windows and exterior doors at the ground floors could require STC ratings that are about 5 fewer points); (2) alternative source of ventilation for residential structures as approved by a mechanical engineer; and (3) common outdoor use areas shielded by at least one rows of buildings or by a sound wall of at least 8 to 9 feet in height..	Planning Department Require as a condition of project approval. Planning Department to ensure that noise attenuation design features as required for residential uses are incorporated in building plans. Project Sponsor Retain qualified noise consultant to prepare design-level noise study. Incorporate noise attenuation design features, as needed.	Draft and incorporate condition as part of project approval. Prior to issuance of building permit. Prior to completion of design review process.	

Environmental Impact	Mitigation Measure	Monitoring/ Reporting Action(s)	Mitigation Timing	Monitoring Schedule
Impact NOISE-2 Development of the 2019 Project may expose residents on site to noise generated by adjacent roadways and other noise sources, which could exceed the standards established in the State noise compatibility guidelines.	Mitigation Measure NOISE-2 MM NOI-2: In accordance with Title 24 of the California Administrative Code, the City of Hercules shall not issue a building permit for the proposed project if the interior community noise levels (CNEL) attributable to exterior sources exceed an annual CNEL of 45 dB in any habitable room with windows closed. Pursuant to Title 24, acoustical evaluations of proposed architectural plans will be required to ensure compliance with this requirement.	Planning Department Require as a condition of project approval. Building Division to ensure compliance with Title 24 of California Administrative Code.	Draft and incorporate condition as part of project approval. Prior to issuance of building permit.	
Impact NOISE-3 Development of the 2019 Project has the potential to temporarily increase ambient noise levels during construction. Additionally, future construction activities could generate ground borne noise or vibrations	Mitigation Measure NOISE-3 MM NOI-3a: The City of Hercules shall ensure that where construction occurs near noise-sensitive areas (as determined by the Community Development Department), construction activities (including truck traffic) be scheduled for periods, according to construction permit to limit the impact on sensitive receptors. This may be done prior to start of construction and may be enforced throughout construction activities on both the Hill Town and Sycamore Crossing sites. MM NOI-3b: Prior to construction, the City of Hercules shall ensure that the applicant develop a construction schedule that minimizes potential cumulative construction noise impacts and accommodates particularly noisy periods for near-by sensitive receptors. MM NOI-3c: The City of Hercules shall ensure that during construction, where feasible, holes for driven piles be predrilled to reduce the level and duration of noise impacts. Where not feasible, pile drive shall be scheduled to avoid conflict with adjacent sensitive receptors. MM NOI-3d: Construction within 500 feet of a sensitive receptor shall require a noise study to identify the estimated level of construction noise. Where construction activities are estimated to exceed an ambient noise level of 70 dB CNEL, the City of Hercules shall ensure that prior to construction, the applicant construct temporary solid noise barriers between source and sensitive receptors to reduce off site propagation of construction noise.	Planning Department Require as a condition of project approval. Engineering Department Ensure construction practices are implemented during grading and construction.	Draft and incorporate condition as part of project approval. Upon start of demolition or construction.	Monitoring during grading and construction activities.

Environmental Impact	Mitigation Measure	Monitoring/ Reporting Action(s)	Mitigation Timing	Monitoring Schedule
Impact NOISE-3 (cont.)	Mitigation Measure NOISE-3 MM NOI-3e: Prior to construction, the applicant shall demonstrate, to the satisfaction of the City of Hercules, that internal combustion engines used for construction purposes are equipped with a properly operating muffler of a type recommended by the manufacturer and all power tools are acoustically shielded.	Planning Department Require as a condition of project approval. Engineering Department Ensure construction practices are implemented during grading and construction.	Draft and incorporate condition as part of project approval. Upon start of demolition or construction.	Monitoring during grading and construction activities.
TRANSPORTATION AND TRAFFIC				
Impact TRAF-1 Implementation of the 2019 Project is expected to generate a total of 487 vehicle trips during the AM peak hour (171 inbound and 316 outbound) and 411 vehicle trips during the PM peak hour (249 inbound and 162 outbound). These trips would cause the following intersection to operate at an unacceptable LOS: San Pablo Avenue and Linus Pauling Drive.	Mitigation Measure TRAF-1 MM TRAF-1: Contributions to the following intersection improvements shall be required of the proposed Hill Town and Sycamore Crossing developments: San Pablo Avenue/Sycamore Avenue: Develop programs to encourage public transit use that will reduce vehicle trips by 10 percent for the intersection (Mitigation required under Sub-scenario A conditions). San Pablo Avenue/Linus Pauling: Install traffic signals. Add left-turn and right-turn lanes into the site. Access driveway should provide two outbound lanes and one inbound lane (Mitigation required under Sub-scenario A and B conditions). Willow Avenue/BART Replacement Parking E. Driveway: Install traffic signals plus widen Willow Avenue and add turn lanes on Willow Avenue. Coordinate mitigation with BART Replacement Parking improvement plan (Mitigation required under Sub-scenario A and Cumulative conditions). Sycamore Avenue/S. Front Street: Install traffic signals. Add we westbound left-turn lane if a driveway from Sycamore Crossing is added to the intersection (Mitigation required under Sub-scenario A, Sub-scenario B, and Cumulative conditions).	Planning and Engineering Departments Require as a condition of project approval. Engineering Department Implement measures	Draft and incorporate condition as part of project approval. Prior to occupancy of Hill Town project, or before 2035, as indicated in the measure.	Monitoring during grading and construction activities.

Environmental Impact	Mitigation Measure	Monitoring/ Reporting Action(s)	Mitigation Timing	Monitoring Schedule
TRANSPORTATION AND TRAFFIC				
Impact TRAF-1 (cont.)	Mitigation Measure TRAF-1 (cont.) The project applicant shall be required to pay a fair-share contribution to the cost of these improvements. Prior to approval of a Final Planned Development Plan or Tentative Map, the project proponents for the Hill Town and Sycamore Crossing projects shall retain qualified and licensed traffic engineering professional(s) to determine specific mitigation requirements for each project, mitigation timing, and fair-share allocation of these improvements.	Planning and Engineering Departments Require as a condition of project approval. Engineering Department Implement measures.	Draft and incorporate condition as part of project approval. Prior to occupancy of Hill Town project, or before 2035, as indicated in the measure.	

<p>Impact TRAF-5</p> <p>Implementation of the 2019 Project would add new vehicle trips to the roadway network, which would contribute to a substantial cumulative increase in traffic LOS in the project vicinity.</p>	<p>Mitigation Measure TRAF-5</p> <p>MM TRAF-5: Contributions to the following intersection improvements shall be required of the proposed Hill Town and Sycamore Crossing developments:</p> <p>San Pablo Avenue/John Muir: Develop programs to encourage public transit use that will reduce vehicle trips by 15 percent for the intersection. Relocate I-80 off-ramp/SR-4 on-ramp further east to shift traffic away from San Pablo Avenue. A 30 percent shift is assumed in the mitigation analysis. (Mitigation required under Cumulative conditions).</p> <p>San Pablo Avenue/Sycamore Avenue: Develop programs to encourage public transit use that will reduce vehicle trips by 15 percent for the intersection. Relocate I-80 off-ramp/SR-4 on-ramp further east to shift traffic away from San Pablo Avenue. A 30 percent shift is assumed in the mitigation analysis. (Mitigation required under Cumulative conditions).</p> <p>San Pablo Avenue/Linus Pauling: Install traffic signals. Add left-turn and right-turn lanes into the site. Access driveway should provide two outbound lanes and one inbound lane (Mitigation required under Sub-scenario A, Sub-scenario B, and Cumulative conditions).</p> <p>Willow Avenue/BART Replacement Parking E. Driveway: Install traffic signals plus widen Willow Avenue and add turn lanes on Willow Avenue. Coordinate mitigation with BART Replacement Parking improvement plan (Mitigation required under Sub-scenario A and Cumulative conditions).</p> <p>Sycamore Avenue/S. Front Street: Install traffic signals. Add we westbound left-turn lane if a driveway from Sycamore Crossing is added to the intersection (Mitigation required under Sub-scenario A, Sub-scenario B, and Cumulative conditions).</p> <p>Sycamore Avenue/Palm: Install traffic signals. Coordinate mitigation with SR-4 ramp relocation project. (Mitigation required under Cumulative conditions).</p> <p>Westbound SR-4 Off-ramp/Willow Avenue: Install traffic signals. Coordinate mitigation with SR-4 ramp relocation project. (Mitigation required under Cumulative conditions).</p> <p>Willow Avenue/Palm: Install traffic signals. Widen Willow and Palm approaches to two lanes in each direction. Coordinate mitigation</p>	<p>Planning Department</p> <p>Require as a condition of project approval.</p> <p>Planning and Engineering Departments</p> <p>Implement measures.</p> <p>Project Sponsor</p> <p>Retain qualified and licensed traffic engineering professional(s) to perform traffic analysis as described for the purpose of determining mitigation timing and fair-share allocation.</p>	<p>Draft and incorporate condition as part of project approval.</p> <p>Prior to occupancy of Hill Town project, or before 2035, as indicated in the measure.</p> <p>At the time of project-specific application.</p>	
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Environmental Impact	Mitigation Measure	Monitoring/ Reporting Action(s)	Mitigation Timing	Monitoring Schedule
	<p>with SR-4 ramp relocation project. (Mitigation required under Cumulative conditions).</p> <p>The project applicant shall be required to pay a fair-share contribution to the cost of these improvements. Prior to approval of a Final Planned Development Plan or Tentative Map, the project proponents for the Hill Town and Sycamore Crossing projects shall retain qualified and licensed traffic engineering professional(s) to determine specific mitigation requirements for each project, mitigation timing, and fair-share allocation of these improvements.</p>			
UTILITIES AND SERVICE SYSTEMS				
<p>Impact USS-1</p> <p>Development of the 2019 Project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, but could require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, or increase future wastewater generation beyond wastewater treatment capacity.</p>	<p>Mitigation Measure USS-1</p> <p>MM USS-1: Prior to the approval of any subsequent development projects within the proposed Redevelopment Project Area, a project applicant shall obtain confirmation from the wastewater treatment provider that adequate wastewater treatment capacity is available to serve such development. Such confirmation will be placed in the project file of all appropriate City Departments..</p>	<p>Planning and Engineering Departments</p> <p>Require as a condition of project approval.</p> <p>Project Sponsor</p> <p>Project proponent to obtain confirmation from wastewater treatment provider.</p>	<p>Draft and incorporate condition as part of project approval.</p> <p>Prior to project approval.</p>	<p>Include in the project file with the City.</p>

Environmental Impact	Mitigation Measure	Monitoring/ Reporting Action(s)	Mitigation Timing	Monitoring Schedule
Impact USS-3 Development of the 2019 Project would result in an increase in water demand. The Project Applicant would be required to ensure that sufficient water supply is available to meet project demands prior to project approval.	Mitigation Measure USS-3 MM USS-3: Prior to development, proponents of projects subject to the requirements for water supply assessments shall be required to obtain a water supply assessment confirming the proposed development's water demand and documenting adequate supply.	Planning Department Require as a condition of project approval. Project Sponsor Project proponent to obtain a water supply assessment, as described, if required.	Draft and incorporate condition as part of project approval. Prior to project approval.	Include in the project file with the City.

Source: LSA (2019).