EXECUTIVE SUMMARY

INTRODUCTION

The County of Contra Costa Board of Supervisors proposes to adopt a Redevelopment Plan for the Montalvin Manor Redevelopment Project Area.

The California Community Redevelopment Law provides that the redevelopment agency shall send a notice of preparation and a copy of the draft EIR for the redevelopment plan to each affected taxing entity (Health and Safety Code Section 33333.3(a)) and other sections require additional distribution. The California Environmental Quality Act (CEQA) requires a lead agency to prepare an Environmental Impact Report (EIR) if the lead agency determines that a proposed project may cause a significant environmental impact. The purposes of an EIR are to provide full disclosure of the potentially significant environmental effects of the project to the public and the decision-makers and to identify ways to avoid or minimize such impacts. The preparation of an EIR is a public process that is intended to provide meaningful opportunities for public input with regard to environmental effects.

Section 15123 of the *CEQA Guidelines* provides that an EIR shall contain a brief summary of the proposed action and its consequences. This Executive Summary identifies each potentially significant environmental effect with proposed mitigation measures that would reduce or avoid the effect; areas of concern known to the Lead Agency, including issues raised by regulatory agencies and the public; and issues to be resolved, including the choice among alternatives and mitigation of the potentially significant effects of the project.

PROJECT DESCRIPTION

The project being evaluated by this EIR is the adoption of a Redevelopment Plan by Contra Costa County for the Montalvin Manor Redevelopment Project Area and a limited General Plan amendment to promote mixed use development opportunities on certain properties within the proposed Project Area. The general purposes of the Redevelopment Plan are to eliminate blight in the Project Area through the improvement of housing and building conditions; remedy deficient building conditions; increase the economic vitality of the area's residential and business districts; remove constraints to development imposed by existing patterns of parcelization; and improve the general business climate of the community.

The overall objective of the Redevelopment Plan will be to implement the Contra Costa County General Plan (1995-2010.)

USE OF THIS ENVIRONMENTAL IMPACT REPORT

Public Resources Code Section 20190(a) provides that an EIR for a redevelopment plan may be a master EIR, program EIR, or project EIR. This EIR has been prepared as a program EIR. A program EIR is an EIR prepared for a series of actions that can be characterized as one large project, and related (1) geographically; (2) logically as a chain of events; (3) in connection with

the issuance of rules or regulations that would govern the continuing program; or (4) as individual activities carried out under the same authorizing statutory or regulatory authority.

Subsequent activities in connection with redevelopment, such as applications for development of individual vacant parcels within the Project Area, must be examined in light of the program EIR to determine whether additional environmental documentation must be prepared. If the later activity or project would have effects that were not examined in the program EIR, a new initial study would need to be prepared leading to either an EIR or a negative declaration. (CEQA Guidelines Section 15068)

Summary Table S-1 lists each potentially significant effect with proposed mitigation measures that would reduce or avoid that effect. The mitigation measures will become the basis for the mitigation monitoring program that would be adopted if the project is approved.

POTENTIAL AREAS OF CONCERN AND ISSUES TO BE RESOLVED

Based on input received during the scoping process from agencies, the following were identified as potential areas of concern:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use, Population and Housing
- Noise
- Public Services, Utilities and Related Facilities
- Transportation

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Section 15123(b)(1) of the *CEQA Guidelines* provides that this Executive Summary shall identify each potentially significant effect with proposed mitigation measures that would reduce or avoid that effect. This information is summarized in Table S-1, "Summary of Potential Impacts and Proposed Mitigation Measures." With the exception of traffic impacts, there is no evidence that the project would in result in impacts that are individually limited, but cumulatively significant. Traffic impacts of the proposed project with regard to the operation of the intersections of San Pablo Avenue with Tara Hills Drive and Richmond Parkway are significant and unavoidable.

Chapter Three should be consulted for the full text of impacts and mitigation measures.

No significant areas of controversy are known or have been brought to the attention of the County of Contra Costa with regard to the Montalvin Manor Redevelopment Project Area.

ALTERNATIVES

Section 15126(d) of the State CEQA Guidelines requires that the EIR describe a reasonable range of alternatives to the project or to the location of the project that could feasibly accomplish the basic objectives of the project proponent, and to evaluate the comparative merits of the alternatives. Alternatives that reduce or avoid significant impacts may represent an environmentally superior alternative to the proposed project. However, if the environmentally superior alternative is the "no project" alternative, the EIR must also identify an environmentally superior alternative among the other alternatives.

The EIR identifies the following alternatives to the Project:

- Alternative A: No Project
- Alternative B: Reduced Project Area
- Alternative C: Private Development

In accordance with the State CEQA Guidelines, all reasonable project alternatives have been evaluated for their comparative environmental superiority. Based on this evaluation, it has been determined that no single alternative is environmentally superior to the project.

Table S-I
Summary of Potential Impacts and Proposed Mitigation Measures

Impact No.	Impact	Mitigation No.	Mitigation Measure	Level of Significance	
				Before Mitigation	After Mitigation
3.2 Aesthetics					
3.2-1	Redevelopment activities could result in the disruption of public views and scenic vistas.		None required	Less than Significant	
3.2-2	Light and glare in the Project Area could increase as a result of new or rehabilitated electrical lighting facilities.	3.2-2	The configuration of exterior light fixtures shall emphasize close spacing and lower intensity lighting that is directed downward in order to minimize light spill to adjacent streets and properties. Highly reflective mirrored glass walls shall be avoided as a primary building material.	Less than Significant	
3.3 Air Quality					
3.3-1	New stationary and mobile sources of air pollutants caused by build out of the proposed Project Area may cause emissions of ROG, NOx, and PM_{10}.		None required.	Less than Significant	
3.3-2	Development in the proposed Project Area could result in placement of sensitive land uses near potential sources of		None required.	Less than Significant	

Impact No.	Impact	Mitigation No.	Mitigation Measure	Level of Significance	
				Before Mitigation	After Mitigation
	objectionable odors, dust, or toxic air contaminants.				
3.4 Biological Resources					
3.4-1	The proposed project would have potential direct and indirect impacts to the riparian habitat of Garrity Creek and its tributaries.	3.4-1(A)	The construction envelope for proposed projects in the Project Area, including areas of construction, staging areas or other indirect activities, shall be identified as part of the application, and shall avoid a buffer area to include all areas within fifty (50) feet of the centerline of the Garrity Creek and drainage swells that support riparian vegetation. Future projects should be developed and operated in such a way as to avoid both direct (e,g, removal of riparian woodlands) and indirect (e.g., encroaching within the buffer with development) effects in or within the buffer to the extent feasible.	Potentially Significant	Less than Significant
		3.4-1(B)	Direct loss of riparian habitat shall be mitigated at an acreage ratio of 3:1 (acres of mitigation: acres of impact) due to the modest quality of the identified riparian corridor. Indirect or encroachment impacts shall be replaced at a 1:1 ratio.	Potentially Significant	Less than Significant
		3.4-1(C)	Any project that cause a direct or indirect loss of riparian habitat shall	Potentially Significant	Less than Significant

Impact No.	Impact	Mitigation No.	Mitigation Measure	Level of Significance	
				Before Mitigation	After Mitigation
			develop a Riparian Restoration Plan that describes the precise impact, area or areas where mitigation is proposed, the species mix, the planting density, performance standards and a monitoring plan that adequately evaluates the success of the mitigation program. The final success criteria for the site shall define the long-term goals for the site and identify percent vegetative cover and tree height.		
		3.4-1(D)	Planting shall be conducted from November to January and all riparian plantings should be native species that are expected to occur regionally. The mitigation area shall be graded as required to provide appropriate topography and hydrology for the riparian planting. Plantings shall be installed according to the various species' soil moisture requirements.	Potentially Significant	Less than Significant
		3.4-1(E)	Lighting associated with proposed projects shall be designed and sited to minimize light and glare impacts to wildlife within the riparian corridor.	Potentially Significant	Less than Significant
		3.4-1(F)	Future projects shall avoid using invasive exotic species in landscaping for common areas. Invasive species include tree of heaven (Ailanthus	Potentially Significant	Less than Significant

Impact No.	Impact	Mitigation No.	Mitigation Measure	Level of Significance	
				Before Mitigation	After Mitigation
			altissima), pampas grass (Cortaderia jubata), periwinkle (Vinca major), and English ivy (Hedera helix). Project proponents shall submit landscaping plans to the County for approval.		
		3.4-1(G)	Prior to grading or vegetation removal in riparian areas the project shall obtain all required permits from USACE, CDFG, and RWQCB.	Potentially Significant	Less than Significant
3.4-2	Redevelopment may result in the loss of habitat for Special Status Plants.	3.4-2(A)	Project applicants for projects that would construct urban development in a previously vacant parcel shall conduct a survey for special status species during the appropriate survey period, and shall provide a written report to the County. In the event special status species are identified, the applicant shall comply with Mitigation Measures #3.4-2 (B) and #3.4-2 (C).	Potentially Significant	Less than Significant
		3.4-2(B)	Project applicants shall minimize impacts to the special-status plant species populations, to the extent feasible, by one or more the following actions: • Conducting survey and identifying sensitive plants; • Design development on the site to	Potentially Significant	Less than Significant

Impact No.	Impact	Mitigation No.	Mitigation Measure	Level of Significance	
				Before Mitigation	After Mitigation
			avoid direct impacts. • Establish buffers around any identified populations of special-status plant species. Buffers as narrow as 50 feet could be sufficient depending on the adjacent uses but much wider buffers might be needed in certain circumstances (e.g., development up-slope of the population). • Establish a conservation easement on the area to be preserved and transfer it to an acceptable (as determined in consultation with CDFG and USFWS) agency or land trust organization for control and management. • Erect construction fencing around special-status plant populations to ensure that these areas will not be inadvertently affected during construction.		
		3.4-2(C)	• If the impact cannot be sufficiently avoided, then the applicant shall develop a Plant Restoration Plan that would identify suitable sites to propagate the species. This plan would at a minimum identify the following:		

Impact No.	Impact	Mitigation No.	Mitigation Measure	Level of Significance	
				Before Mitigation	After Mitigation
			• Locate suitable sites within the Project Area or within the region that support proper soils, aspect, slope, biotic habitat; • Identify appropriate propagation techniques relevant for the target species; • Develop a monitoring schedule to evaluate the success of the mitigation; • Identify success criteria such as growth rate and cover, percent survival, etc; • Identify remedial and contingency measures that would be employed to correct failures; • Describe the process to preserve the mitigation site such as establishing a conservation easement on the area to be preserved and transferring it to an acceptable (as determined in consultation with CDFG and USFWS) agency or land trust organization for control and management.		
3.4-3	The proposed project could result in loss of habitat for Special Status		Mitigation Measures #3.4-2 (A) through (C), set forth above, would	Less than Significant	

Impact No.	Impact	Mitigation No.	Mitigation Measure	Level of Significance	
				Before Mitigation	After Mitigation
	animals.		mitigate the impact to a less than significant level. No additional mitigation measures are required.		
3.4-4	Development in the Project Area could adversely impact the California Red Legged Frog (CRLF) and Western Pond Turtle (WPT).		Mitigation Measures #3.4-2 (A) through (C), set forth above, would mitigate the impact to a less than significant level. No additional mitigation measures are required.	Less than Significant	
3.4-5	The proposed project could result in loss of habitat for native wildlife.		Mitigation Measures #3.4-2 (A) through (C), set forth above, would mitigate the impact to a less than significant level. No additional mitigation measures are required.	Less than significant	
3.4-6	Development of the Project Area could interfere with the movement of native wildlife.		No mitigation measures are required.	Less than Significant	
3.4-7	Development occurring as part of redevelopment efforts could disturb wetland areas.	3.4-7	The applicant shall comply with provisions of the 404 Clean Water Act, file a Section 401 Water Quality Certification, or waiver, to be obtained from the RWQCB, and comply with Section 1603 of the California Fish and Game Code by entering into a Streambed Alteration Agreement with the California Department of Fish and Game for any work that will	Potentially Significant	Less than Significant

Impact No.	Impact	Mitigation No.	Mitigation Measure	Level of Significance	
				Before Mitigation	After Mitigation
			substantially alter the bed or banks of a seasonal creek.		
3.4-8	The proposed project could disturb active raptor nests.	3.4-8(A)	A qualified ornithologist shall conduct a pre-construction survey for nesting raptors, including both tree and ground nesting raptors, on any site on which construction is proposed. If ground disturbance is to occur during the breeding season (i.e., February 1 to August 31), the survey shall be conducted within the thirty-day period prior to the proposed date of commencement of construction. The survey shall be based on the accepted protocols for the various target species. The survey shall explicitly consider the burrowing owl as a potential target species.	Potentially Significant	Less than Significant
		3.4-8(B)	If nesting raptors are identified on or adjacent to a specific site, the ornithologist shall determine a ground disturbance-free setback zone around the nest, to be established as a minimum of 250 ft. The actual distance of the ground disturbance free zone will depend on the species, location of the nest in the tree and local	Potentially Significant	Less than Significant

Impact No.	Impact	Mitigation No.	Mitigation Measure	Level of Significance	
				Before Mitigation	After Mitigation
			topography. The setback shall be temporarily fenced, and construction equipment and workers shall not enter the enclosed setback until the conclusion of the breeding season, or until young have fledged from the nests. A biological monitor shall periodically check at least twice weekly to ensure that the construction free zone is being honored, and to determine when young have fledged.		
		3.4-8(C)	A qualified ornitholigist shall conduct pre-construction surveys for burrowing owls during the non-breeding season. If the survey determines that burrowing owls occupy the site just prior to construction, and avoiding development of occupied areas is not feasible, and the applicant has not provided for mitigation in the form of a conservation easement, then habitat compensation on off-site mitigation lands shall implemented.	Potentially Significant	Less than Significant
3.5 Cultural Resources					
3.5-1	Construction activities associated with redevelopment could disturb or destroy identified or previously unidentified cultural resources within the project areas, including	3.5-1	If cultural resources are encountered during construction or excavation for redevelopment activities, construction shall be halted and the materials and their context shall not be altered until a	Potentially Significant	Less than Significant

Impact No.	Impact	Mitigation No.	Mitigation Measure	Level of Significance	
				Before Mitigation	After Mitigation
	human remains.		cultural resource consultant has evaluated the site and appropriate mitigation measures are implemented. Identified cultural resources shall be recorded on DPR 523 (historic properties) forms. If human remains are encountered, the County Coroner shall be notified and local Native American organizations consulted. All cultural resource work shall be conducted by a qualified historian, architectural historian, or archaeologist.		
3.6 Geology, Soils and Seismicity					
3.6-1	Redevelopment could expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.		None required	Less than Significant	
3.6-2	Redevelopment activities could expose people and property to geologic hazards, including liquefaction, landslides, slope instability, expansive soils and subsidence in the Project Area.	3.6-2	Structures proposed as part of any project in the redevelopment area shall be designed to required earthquake standards of the Uniform Building Code, taking into due consideration the findings of any geotechnical and soils studies otherwise required during the building review process.	Potentially Significant	Less than Significant

Impact No.	Impact	Mitigation No.	Mitigation Measure	Level of Significance	
				Before Mitigation	After Mitigation
3.6-3	Construction activities related to redevelopment could increase the risk of erosion in the Project Area.	3.6-3	Development projects in the redevelopment Project Area shall include a site-specific erosion control plan. Development projects greater than 1-acre in size shall prepare an erosion and sediment control plan, including implementation of appropriate Best Management Practices, to be implemented for exposed soil surfaces during construction, and comply with applicable state and federal regulations requiring permits for such activity. No onsite grading activities shall occur prior to approval of erosion and sediment control plans, grading plans or any other applicable plans.	Potentially Significant	Less than Significant
3.7 Hazardous Materials, Contaminated Sites					
3.7-1	Redevelopment activities in the Project Area could occur on property that contains hazardous materials and may create a significant hazard to the public or the environment.	3.7-1	In the event that storage, handling, or use of hazardous materials as defined in California Health and Safety Code Section 25501(o) occurs on any parcel subject to development activities, the applicant shall implement a Hazardous Materials Business Plan (HMBP). Prior to occupancy clearance, the applicant shall submit a HMBP to the Fire Department for review and	Potentially Significant	Less than Significant

Impact No.	Impact	Mitigation No.	Mitigation Measure	Level of Significance	
				Before Mitigation	After Mitigation
			approval. The HMBP shall be updated annually and shall include a monitoring section.		
3.7-2	Rehabilitation and demolition activities in older structures could encounter asbestos-containing materials and lead based paint, which could be released into the environment.	3.7-2	In the event that substantial rehabilitation or demolition of older, substandard non-single-family residential structures is undertaken as part of the redevelopment activities, asbestos and lead surveys shall be undertaken prior to any demolition work, and abatement measures implemented. Soil sampling shall be conducted to determine if elevated levels of lead are present in the soils as a result of the confirmed use of lead-based paint on older structures.	Potentially Significant	Less than Significant
3.7-3	The redevelopment Project Area may include sites that are included on a list of hazardous materials sites and, as a result, may create a significant hazard to the public or the environment.	3.7-3	In the event that substantial modification/ demolition of an existing structure is included as part of a non-single-family residential project, the property's history shall be evaluated to determine the potential current or past use of hazardous materials that may have occurred on the site through the preparation of a Phase I Environmental Site Assessment, or a Transaction Screen Analysis pursuant to ASTM standards E 1527-00 and E1528-00 or any successor standards. The	Potentially Significant	Less than Significant

Impact No.	Impact	Mitigation No.	Mitigation Measure	Level of Significance	
				Before Mitigation	After Mitigation
			development of the Phase I Environmental Site Assessment or Transaction Screen Analysis shall include the review and evaluation of a comprehensive government records review to identify potential recognized environmental conditions on or nearby the parcel. The results of the Phase I Environmental Site Assessment or Transaction Screen Analysis shall be provided to the Community Development Department for review and comment on whether additional measures are necessary to address the report's findings.		
3.8 Hydrology and Water					
3.8-1	The proposed project could increase the demand for wastewater collection, treatment and disposal.		None required.	Less than Significant	
3.8-2	The project could increase the amount of impervious surfaces resulting in decreased recharge of groundwater.		None required.	Less than Significant	
3.8-3	Projects associated with redevelopment could alter stream courses or drainage systems.		None required.	Less than Significant	
3.8-4	Projects associated with redevelopment could increase		None required.	Less than Significant	

Impact No.	Impact	Mitigation No.	Mitigation Measure	Level of Significance	
				Before Mitigation	After Mitigation
	impervious surfaces, resulting in increased stormwater discharges to existing drainage systems.				
3.8-5	Development in the Project Area could be affected by the 100-year floodplain.		None required.	Less than Significant	
3.8-6	Development in the Project Area could be affected by inundation in the event of dam failure.		None required.	Less than Significant	
3.9 Land Use					
3.9-1	Redevelopment could result in land use conflicts due to the development of new uses on vacant parcels in the Project Area.		None required.	Less than Significant	
3.10 Noise					
3.10-1	Short-term noise impacts would be generated by construction activity. These sounds, generally range between 85 to 90 dB at a distance of 50 feet, and could exceed normally acceptable sound levels at neighboring receptor locations	3.10-1(A)	All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have manufacturer installed mufflers.	Potentially Significant	Less than Significant
		3.10-1(B)	Equipment warm up areas, water tanks, and equipment storage areas shall be located in an area as far away from existing residences as is feasible.	Potentially Significant	Less than Significant

Impact No.	Impact	Mitigation No.	Mitigation Measure	Level of Significance	
				Before Mitigation	After Mitigation
		3.10-1(C)	Construction hours should be restricted to between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Friday, and between 8:00 a.m. and 7:00 p.m. on Saturday. No construction shall occur on Sundays or holidays.	Potentially Significant	Less than Significant
3.10-2	Increases in traffic noise levels along the existing roadway system could result in noise levels which exceed the Contra Costa County General Plan (1995-2010) Noise Element criteria, or could result in a significant increase in traffic noise levels.	3.10-2	Individual development projects shall be required to conduct a site-specific noise analysis for new multi-family residential development, demonstrating compliance with the General Plan noise standards, through site design, construction standards or other means, and through implementation of appropriate measures.	Potentially Significant	Less than Significant
3.10-3	Stationary noise sources associated with increased commercial uses within the Montalvin Manor area could exceed the applicable noise level criteria.	3.10-3	Individual development projects shall be required to conduct a site-specific noise analysis for new multi-family residential development, demonstrating compliance with the General Plan noise standards, through site design, construction standards or other means, and through implementation of appropriate measures.	Potentially Significant	Less than Significant
3.10-4	Railroad operations noise levels along the BNSF mainline as shown in Table 3.10-5 could result in noise	3.10-4	Individual development projects shall be required to conduct a site-specific noise analysis for new multi-family	Potentially Significant	Less than Significant

Impact No.	Impact	Mitigation No.	Mitigation Measure	Level of Significance	
				Before Mitigation	After Mitigation
	levels which exceed the Contra Costa County General Plan (1995-2010) Noise Element exterior and interior noise level criteria.		residential development, demonstrating compliance with the General Plan noise standards, through site design, construction standards or other means, and through implementation of appropriate measures.		
3.10-5	Cumulative traffic noise levels along the existing roadway system could result in noise levels which exceed the Contra Costa County General Plan (1995-2010) Noise Element criteria, or could result in a significant increase in traffic noise levels.	3.10-5	Individual development projects shall be required to conduct a site-specific noise analysis for new multi-family residential development. demonstrating compliance with the General Plan noise standards, through site design, construction standards or other means, and through implementation of appropriate measures.	Potentially Significant	Less than Significant
3.11 Public Services and Utilities					
3.11-1	The project could result in an increased demand for fire or policies services in the Project Area.		None required.	Less than Significant	
3.11-2	Redevelopment in the Project Area would result in an increased demand for water.	3.11-2(A)	Individual development projects shall be required to provide a written description of water conservation practices to demonstrate the irrigated landscape will meet a landscape water budget not exceeding 80 percent of reference evapotranspiration (ET). The	Potentially Significant	Less than Significant

Impact No.	Impact	Mitigation No.	Mitigation Measure	Level of Significance	
				Before Mitigation	After Mitigation
			applicant shall provide a legal description and accurate calculation of the irrigated area (e.g., measured in square feet) that shall be provided to the District for inclusion in the District's Irrigation Reduction Information System.		
		3.11-2(B)	Individual development projects shall be subject to the District's Water Service Regulations at time of application for service.	Potentially Significant	Less than Significant
3.11-3	Redevelopment in the Project Area would result in an increase in the generation of solid waste and an increased demand for solid waste disposal facilities.		None required.	Less than Significant	
3.11-4	Redevelopment in the Project Area would increase the demand for electricity and natural gas.		None required.	Less than Significant	
3.12 Transportation					
3.12-1	The redevelopment project would include development of two vacant parcels and generate substantial traffic on roadways and intersections within the Project Area.		No feasible mitigation measures have been identified.	Significant	Significant and Unavoidable
3.12-2	The redevelopment project may generate new demand for transit	3.12-2	The County shall consult with WestCAT and AC Transit prior to the	Potentially Significant	Less than Significant

Impact No.	Impact	Mitigation No.	Mitigation Measure	Level of Significance	
				Before Mitigation	After Mitigation
	services and facilities in the area.		approval of individual projects that may significantly increase transit patronage. Increases in transit demand generated by individual projects shall be assessed at the time application is made. Individual projects shall provide mitigation to accommodate increases in transit demand, if necessary.		
3.12-3	The redevelopment project may affect existing and planned transit facilities in the area.		No mitigation measures are required.	Less than Significant	
3.12-4	The redevelopment project may generate new pedestrian and bicycle activity within the study area.		No mitigation measures are required.	Less than Significant	
3.12-5	The redevelopment project will generate new parking demand associated with development of two vacant parcels within the Project Area.	3.12-5	When individual development applications are received, the County shall apply General Plan Policy 5-19 which requires individual projects to provide adequate off-street parking to serve anticipated parking demand generated by the site or contribute funds and/or institutes programs to reduce parking demand.	Potentially Significant	Less than Significant