CITY OF CONCORD
SUBDIVISION ORDINANCE UPDATE
INITIAL STUDY/NEGATIVE DECLARATION

PUBLIC REVIEW DRAFT

March 2017
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION
FOR THE CITY OF CONCORD

NOTICE IS HEREBY GIVEN that the City of Concord (City) has completed an Initial Study/Negative Declaration for the proposed Subdivision Ordinance Update in accordance with the California Environmental Quality Act.

Project Location: The Subdivision Ordinance Update would be applicable to the entirety of the City of Concord. The Subdivision Ordinance Update would also be applicable to areas within the City of Concord Sphere of Influence after these areas are annexed into the City. Concord is located in Contra Costa County and is bordered by the communities of Clayton, Pittsburg, Pleasant Hill and Walnut Creek and unincorporated areas of Contra Costa County.

Proposed Project: The proposed project is a comprehensive update to the City of Concord Subdivision Ordinance (Municipal Code Title 17). The Subdivision Ordinance regulates the subdivision of land within the City of Concord and establishes requirements for approval of subdivision maps and other subdivision-related approvals. The contents of the Subdivision Ordinance are largely prescribed by State law, particularly the California Subdivision Map Act (California Government Code 66410 et. seq.). The Subdivision Ordinance implements the City of Concord Urban Area General Plan 2030 and other City planning documents.

Findings: The Initial Study prepared by the City was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of the Initial Study, the City has concluded that the project will not have a significant effect on the environment and, therefore, has prepared a Negative Declaration. The Subdivision Ordinance Update would be applicable to the entire City of Concord, which may include sites on a list of hazardous waste sites compiled pursuant to Government Code Section 65962.5.

Public Review: Copies of the Initial Study/Negative Declaration are on file and available for review at the City’s website (http://www.cityofconcord.org) and at the following locations:

• City of Concord Permit Center, Concord Civic Center, 1950 Parkside Drive, Bldg. D, Concord CA, 94519

• Concord Community Library, 2900 Salvio Street, Concord CA 94519

The Notice of Intent will be filed Friday, March 17, 2017 and written comments will be accepted from March 20, 2017 to April 18, 2017. Comments from all Responsible Agencies are requested. Any person wishing to comment on the Draft Initial Study/Negative Declaration must submit written comments to the following address:

Ryan Lenhardt
City of Concord Community and Economic Development Department
1950 Parkside Drive, MS/53
Concord CA, 94519
925-671-3162
Ryan.Lenhardt@cityofconcord.org
CITY OF CONCORD
SUBDIVISION ORDINANCE UPDATE
INITIAL STUDY/NEGATIVE DECLARATION

Submitted to:
City of Concord
Community and Economic Development Department
1950 Parkside Drive, MS/53
Concord CA, 94519

Prepared by:
Ben Noble, City and Regional Planning

March 2017
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1. INTRODUCTION

This Initial Study/Negative Declaration (IS/ND) has been prepared in accordance with relevant provisions of the California Environmental Quality Act (CEQA) of 1970, as amended and the CEQA Guidelines, as revised. This IS/ND evaluates the environmental effects of the City of Concord Subdivision Ordinance Update (proposed project).

The project is a comprehensive update to the City of Concord Subdivision Ordinance (Municipal Code Title 17) (“Subdivision Ordinance Update”). The City has updated the Subdivision Ordinance in order to implement the City of Concord 2030 Urban Area General Plan (General Plan) and other City planning documents. The Subdivision Ordinance regulates the subdivision of land within the City of Concord and establishes requirements for approval of subdivision maps and other subdivision-related approvals. The contents of the Subdivision Ordinance are largely prescribed by State law, particularly the California Subdivision Map Act (California Government Code 66410 et seq.). The Subdivision Ordinance would be applicable to proposed land subdivisions within the City of Concord.

The Subdivision Ordinance Update does not grant entitlements or approvals for new projects or include site-specific proposals. All future proposed subdivisions will be subject to permitting and project-specific use, development, and design conditions as governed by the General Plan, Zoning Ordinance, Subdivision Ordinance, and other regulatory documents. Additionally, future subdivisions will be subject to review on a project-by-project basis to determine compliance with CEQA.

A. Contact Person

Questions regarding the preparation of this IS/ND, its assumptions, or conclusions, should be referred to:

Ryan Lenhardt
City of Concord Community and Economic Development Department
1950 Parkside Drive, MS/53
Concord CA, 94519
925-671-3162
Ryan.Lenhardt@cityofconcord.org

B. Report Organization

This document is organized into the following chapters:

- **Chapter 1 – Introduction**: Discusses the overall purpose of the IS/ND, provides contact information, and summarizes the organization of the IS/ND.

- **Chapter 2 – Project Description**: Provides a description of the City of Concord Subdivision Ordinance Update.

- **Chapter 3 – Draft Negative Declaration**.

- **Chapter 4 – Environmental Checklist Responses**: Evaluates the potential environmental impacts of the proposed project through responses to the Initial Study checklist questions derived from Appendix G of the CEQA Guidelines.

- **Chapter 5 – Report Preparation**: Identifies preparers of the IS/ND and references used.
2. PROJECT DESCRIPTION

This chapter describes the City of Concord Subdivision Ordinance Update (proposed project), and includes a description of the project location and setting, background and CEQA analysis, a description of the Subdivision Ordinance Update, and project approvals. The City of Concord (City) is the CEQA Lead Agency for this project.

A. PROJECT LOCATION AND SETTING

1. Project Location

The Subdivision Ordinance Update would be applicable to all land within the City of Concord. The Subdivision Ordinance Update would also be applicable to areas within the City of Concord Sphere of Influence after these areas are annexed into the City. Concord is located in Contra Costa County and is bordered by the communities of Clayton, Pittsburg, Pleasant Hill and Walnut Creek and unincorporated areas of Contra Costa County.

The City of Concord encompasses approximately 19,840 acres, or 31 square miles of land area. The city limits extend to Mallard Reservoir in the north and beyond Ygnacio Valley Road in the south. Interstate 680 (I-680) and the City of Pleasant Hill border the City on the west, Walnut Creek borders the City on the south, and the eastern boundary is defined by the edge of the former Concord Naval Weapons Station. The City’s Sphere of Influence (SOI) represents the total area for which the City will provide urban services. The SOI measures approximately 29,540 acres, or 46 square miles. At this time, approximately 9,600 acres lay outside the existing city limits in unincorporated Contra Costa County. The location of the City of Concord City Limits and SOI is shown in Figure 1.

2. Existing Conditions

The City of Concord includes a variety of land uses. Single-Family Residential is the most predominant land use within the City limits. Commercial and mixed-use development are clustered along the major transportation routes that radiate outward from Concord’s Downtown, notably Clayton Road, Monument Boulevard, Willow Pass Road, and areas around the intersection of the State Route (SR) 242 and Interstate (I) 680. Industrial uses are primarily situated north of SR 4 and, to a lesser extent, south of Monument Boulevard.

Parks and open space are another common land use within the Planning Area. Although Concord has a sizeable inventory of neighborhood parks and recreation opportunities, the vast majority of the acreage in this category comes from open space areas in Los Medanos Hills and the Mt. Diablo foothills.

The Concord Naval Weapon Station (CNWS) takes up another significant portion of the Sphere of Influence. Vacant and Public/Quasi Public land uses are dispersed throughout the City, and are not clustered within any specific area. Within the City itself, approximately one percent of the land is vacant and eight percent is used for Public/Quasi-Public use.
Figure 1: City of Concord City Limits and Sphere of Influence

Source: City of Concord
B. BACKGROUND AND CEQA ANALYSIS

On October 2, 2007, the Concord City Council adopted the Concord 2030 Urban Area General Plan (General Plan), establishing a vision for the City over the next 20 years and a framework for future development. The General Plan included a number of key themes and initiatives, such as the integration of economic development into land use planning, greater support for mixed-use development and transit-supportive land uses around the Downtown Bay Area Rapid Transit (BART) station and transportation corridors, and an emphasis on preserving environmental resources and community assets. The Implementation Program of the General Plan called for amending both the Zoning Ordinance and the Subdivision Ordinance to conform to General Plan policies, as well as to explicitly require findings of consistency with the General Plan as a condition of approving major and minor subdivisions.

In connection with its approval of the General Plan, the City certified a Final Environmental Impact Report and Statement of Overriding Considerations (collectively referred to as “General Plan EIR”, and State Clearinghouse No. 2006062093), which evaluated at a program level the environmental consequences of the General Plan and mitigation measures that would reduce or avoid the General Plan’s significant adverse environmental effects.

In January 2012, the City Council approved a major amendment to the General Plan to incorporate an Area Plan for the Concord Reuse Project, a 5,000-acre area that roughly corresponds to the former Concord Naval Weapons Station (Inland Area). The CRP Area Plan provides broad parameters for the property’s reuse, including development of up to 12,272 new homes and 8.5 million square feet of non-residential floor space, and dedication of over 3,000 acres of public parkland. The General Plan was edited to reflect this additional development capacity, and the General Plan Map was amended to reflect the new land use designations for the site. In addition, the Area Plan itself was adopted as part of the General Plan.

On July 24, 2012, the Concord City Council adopted the Development Code Update Project. The Concord Development Code Update Project included four major components. These were: (1) amendments to the 2030 Concord General Plan Map; (2) amendments to the General Plan text; (3), a new Development Code; and (4) a new Zoning Map.

In connection with its approval of the Development Code Project, on July 10, 2012, the City certified a Supplemental Environmental Impact Report and Statement of Overriding Considerations (collectively referred to as “Development Code SEIR”) to the General Plan EIR to evaluate the potential environmental impacts associated with implementation of the Development Code Project. This Development Code SEIR provided a program-level analysis of the environmental effects of the Concord Development Code Project. As with the General Plan EIR, project-level analysis is still required for future development applications.

The proposed Subdivision Ordinance Update would implement the City of Concord General Plan and is consistent with the General Plan and the Development Code. Accordingly, Section 15152 of the CEQA Guidelines allows an Environmental Impact Report (EIR) or a Negative Declaration to tier from the environmental analysis of an earlier environmental document as follows:

“Tiering refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project....Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy or program to an EIR or negative
Section 15168(c) of the CEQA Guidelines further states a program EIR may be used with later activities:

*Use with Later Activities: Subsequent activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.*

1. *If a later activity 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.*

2. *If the agency finds that pursuant to Section 15162, no new effects could occur or no new mitigation measure would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required.*

3. *An agency shall incorporate feasible mitigation measures and alternatives developed in the program EIR into subsequent actions in the program.*

4. *Where the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR.*

5. *A program EIR will be most helpful in dealing with subsequent activities if it deals with the effects of the program as specifically and comprehensively as possible. With a good and detailed analysis of the program, many subsequent activities could be found to be within the scope of the project described in the program EIR, and no further environmental documents would be required.*

The City of Concord has prepared this Initial Study/Negative Declaration (IS/ND) to evaluate the potential environmental effects of the proposed Subdivision Ordinance Update. Since the Subdivision Ordinance is consistent with and implements both the General Plan and the Development Code (which included Amendments to the General Plan, General Plan Map, and Zoning Ordinance), this IS/ND tiers with and incorporates, by reference, the City’s previously certified Program General Plan EIR (October 2, 2007) and the Supplemental EIR (July 10, 2012) prepared for the Development Code Project, pursuant to CEQA Guidelines Sections 15150, 15152, and 15168.

The Subdivision Ordinance Update makes revisions and additions to the existing City of Concord Subdivision Ordinance (Municipal Code Title 17) to allow for implementation of and consistency with the City of Concord General Plan. The Subdivision Ordinance update would not permit development of a greater density, height or intensity than currently permitted by the General Plan or the Development Code. Furthermore, the Subdivision Ordinance update would not allow new development in areas where development is currently prohibited under General Plan. All future proposed subdivisions will be subject to permitting and project specific use, development and design conditions as governed by the Development Code and Subdivision Ordinance. Additionally, future subdivisions would be subject to review on a project-by-project basis to determine compliance with CEQA.

*Prior Environmental Documents.* The General Plan EIR and the Development Code SEIR, from which this
IS/ND is tiered with, evaluated impacts associated with the General Plan and subsequent amendments to the General Plan and Development Code, including cumulative impacts associated with future development occurring under the General Plan. The General Plan EIR and the Development Code SEIR are available for public review at City of Concord Permit Center, Concord Civic Center, 1950 Parkside Drive, Bldg. D, Concord CA, 94519.


C. SUBDIVISION ORDINANCE UPDATE

1. Subdivision Ordinance Update Process

The Subdivision Ordinance Update process began in mid-2015. On August 26, 2015 the City held a meeting with local developers and engineers to receive preliminary input on the strengths and weaknesses of the existing Zoning Ordinance. The City then prepared a Subdivision Ordinance Assessment Report that evaluates the existing Subdivision Ordinance and makes recommendations for the Subdivision Ordinance Update. The Assessment Report was reviewed and discussed by the Planning Commission on December 2, 2015 and by the City Council on March 1, 2016.

Based on input from the Planning Commission and City Council on the Assessment Report, the City prepared a Public Review Draft Subdivision Ordinance Update, which was published on October 24, 2016. The Public Review Draft Subdivision was reviewed by the Planning Commission on November 3, 2016 and by the City Council on January 10, 2017. The City will make revisions to the Subdivision Ordinance following these meetings and will publish a Draft Final Subdivision Ordinance Update for Planning Commission review and City Council adoption at hearings planned for early 2017.

2. Description of Subdivision Ordinance Update

The project evaluated within this IS/ND is a comprehensive update to the City of Concord Subdivision Ordinance (Municipal Code Title 17). The Subdivision Ordinance regulates the subdivision of land within the City of Concord and establishes requirements for approval of subdivision maps and other subdivision-related approvals. The contents of the Subdivision Ordinance are largely prescribed by State law, particularly the California Subdivision Map Act (California Government Code 66410 et seq.).

The Subdivision Ordinance Update regulates the subdivision of land in a manner consistent with the following City plans and regulatory documents:

- General Plan
- Development Code
- Climate Action Plan
- Concord Reuse Project Area Plan
- Downtown Specific Plan
- Bicycle, Pedestrian, and Safe Routes to Transit Plan
- Downtown Corridors Plan
a. Objectives

The City has updated the Subdivision Ordinance in order to achieve the following objectives:

- Implement the General Plan and other City planning documents;
- Address California Map Act and other requirements of state law;
- Ensure consistency with the Development Code and other City ordinances;
- Ensure that the Subdivision Ordinance meets the needs of anticipated future types of subdivisions in Concord;
- Update improvement and design standards to be consistent with the Development Code and best practices; and
- Create a clear, consistent, and user friendly document.

b. Subdivision Ordinance Update Contents

The Subdivision Ordinance Update is divided into the following seven chapters:

**Chapter 17.05 - General Provisions**: Establishes the purpose of the Subdivision Ordinance, roles and responsibilities in administering the Subdivision Ordinance, common procedures that apply to various types of subdivision approvals, and a summary of the maps required for different types of subdivisions.

**Chapter 17.10 - Subdivision Maps**: Establishes requirements for the approval of Tentative Maps and Final Maps for subdivisions of five parcels or more and Tentative Parcel Maps and Parcel Maps for subdivisions of less than five parcels.

**Chapter 17.15 - Dedications and Reservations**: Establishes requirements and procedures for dedications and reservations of land that the City may require as a condition of approval for a Tentative Map or Tentative Parcel Map.

**Chapter 17.20 - Improvements and Design Standards**: Establishes standards for the general layout and configuration of subdivisions and the design and construction of physical improvements to serve the subdivision. Establishes requirements for City approval of subdivision improvements, including requirements for improvement plans, agreements, and security; construction, inspection, and completion of improvements; and City acceptance of completed improvements.

**Chapter 17.25 - Reversions, Mergers, and Lot Line Adjustments**: Establishes the process for eliminating the subdivision of previously subdivided lots and returning them to their original configuration, merging contiguous parcels under common ownership, and adjusting lot lines while not creating new lots.

**Chapter 17.35 - Condominiums**: Establishes requirements for the approval of new condominiums and other forms of community owned residential and non-residential property. Establishes regulations for the conversion of existing multi-family rental housing and non-residential properties into condominiums.

**Chapter 17.40 – Definitions**: Provides definitions of terms and phrases used in the Subdivision Ordinance that are technical or specialized, or which may not reflect common usage.

The chapters in the Subdivision Ordinance Update correspond with the chapters in the existing Subdivision Ordinance as shown in Table 1.
Table 1: Updated and Existing Subdivision Ordinance Chapters

<table>
<thead>
<tr>
<th>Subdivision Ordinance Update</th>
<th>Existing Subdivision Ordinance</th>
</tr>
</thead>
<tbody>
<tr>
<td>17.05 General Provisions</td>
<td>17.05 General Provisions</td>
</tr>
<tr>
<td></td>
<td>17.45 Amendments and Enforcement</td>
</tr>
<tr>
<td>17.10 Subdivision Maps</td>
<td>17.15 Major Subdivisions</td>
</tr>
<tr>
<td></td>
<td>17.20 Minor Subdivisions</td>
</tr>
<tr>
<td></td>
<td>17.25 Vesting Tentative Maps</td>
</tr>
<tr>
<td>17.15 Dedications and Reservations</td>
<td>17.30 Dedications and Reservations</td>
</tr>
<tr>
<td>17.20 Improvements and Design Standards</td>
<td>17.35 Improvements and Design Standards</td>
</tr>
<tr>
<td>17.25 Reversions, Mergers, and Lot Line Adjustments</td>
<td>17.40 Reversions, Mergers, and Lot Line Adjustments</td>
</tr>
<tr>
<td>17.30 Condominiums</td>
<td>17.50 Common Interest Developments (Condominiums)</td>
</tr>
<tr>
<td>17.40 Definitions</td>
<td>17.10 Definitions</td>
</tr>
</tbody>
</table>

### c. Changes to the Existing Subdivision Ordinance

#### Organization

The Subdivision Ordinance Update makes the following major organizational changes to the existing Subdivision Ordinance:

- Moves amendment and enforcement provisions in the General Provisions chapter.
- Consolidates separate chapters for major and minor subdivisions into a single chapter.
- Moves definitions to the end of the Subdivision Ordinance.

#### Style

The Subdivision Ordinance Update makes the following major stylistic changes to the existing Subdivision Ordinance:

- Increases use of headings at the subsection and paragraph levels.
- Decreases length of sentences and division of long paragraphs into smaller sections each with their own heading.
- Eliminates or replaces unnecessary legal jargon (e.g., thereto, before mentioned) with everyday language.

#### Subdivision Map Act

The Subdivision Ordinance Update makes the following changes to the existing Subdivision Ordinance to address provisions of the Subdivision Map Act:

- Incorporates into Subdivision Ordinance Update frequently used provisions from the Map Act.
- Incorporates verbatim short and clear Map Act requirements.
- Summarizes long and complicated Map Act requirements.
- Excludes from the Subdivision Ordinance Map Act provisions that are not applicable to Concord.

#### Design and Improvement Standards

Changes are made to the Subdivision Ordinance to implement policies from the General Plan and other regulatory documents related to the design of subdivisions. This chapter also incorporates other design
and improvement standard revisions.

**Other General Changes.**

Other changes were made to the Subdivision Ordinance including updated to Development Code reference and correction of references to the Map Act and other state laws.

**Specific Changes**

Tables 2 to 7 provide more details about specific changes made to the existing Subdivision Ordinance.

**Table 2: Summary of Changes to Existing Subdivision Ordinance included in Chapter 17.05 (General Provisions) of the Subdivision Ordinance Update**

<table>
<thead>
<tr>
<th>Topic</th>
<th>Change</th>
<th>Ordinance Sections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projects Exempt from Subdivision Ordinance</td>
<td>Replaces list of exempt projects with reference to Map Act section that lists exempt projects</td>
<td>New: 17.05.030</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Existing 17.05.040</td>
</tr>
<tr>
<td>Conflicts with Map Act</td>
<td>Adds statement that describing how to address conflict between the Subdivision Ordinance and the Map Act</td>
<td>New: 17.05.060</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Existing: Not addressed in existing Subdivision Ordinance</td>
</tr>
<tr>
<td>Administrative Responsibilities</td>
<td>Adds table summarizing decision-making authority and adds detail of responsibilities in the administration of the Subdivision Ordinance</td>
<td>New: 17.05.070</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Existing: 17.05.070</td>
</tr>
<tr>
<td>Interpretation of Subdivision Ordinance</td>
<td>Adds statement that the Community and Economic Development Department interprets the meaning and applicability of the Subdivision Ordinance</td>
<td>New: 17.05.080</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Existing: Not addressed in existing Subdivision Ordinance</td>
</tr>
<tr>
<td>Application Preparation and Filing</td>
<td>Describes general required application contents and eligibility for filing</td>
<td>New: 17.05.090.A</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Existing: Not addressed in existing Subdivision Ordinance</td>
</tr>
<tr>
<td>Applications Deemed Withdrawn</td>
<td>States that an application deemed withdrawn if applicant does not respond to City request within nine months</td>
<td>New: 17.05.090.C</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Existing: Not addressed in existing Subdivision Ordinance</td>
</tr>
<tr>
<td>Map Waivers</td>
<td>References when Map allows City to waive requirement to prepare Tentative Map or Tentative Parcel Map</td>
<td>New: 17.05.170</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Existing: Not addressed in existing Subdivision Ordinance</td>
</tr>
<tr>
<td>Designated Remainder Parcels, Omitted Areas</td>
<td>Adds rules for remainder parcels and areas omitted from sale of subdivision</td>
<td>New: 17.05.180</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Existing: Not addressed in existing Subdivision Ordinance</td>
</tr>
</tbody>
</table>

**Table 3: Summary of Changes to Existing Subdivision Ordinance included in Chapter 17.10 (Subdivision Maps) of the Subdivision Ordinance Update**

<table>
<thead>
<tr>
<th>Topic</th>
<th>Change</th>
<th>Ordinance Sections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tentative Maps for Major and Minor Subdivisions</td>
<td>Consolidates separate tentative map requirements for major and minor subdivisions into a single chapter that applies to both major and minor subdivisions</td>
<td>New: Chapter 17.10</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Existing: Chapter 17.15</td>
</tr>
<tr>
<td>Topic</td>
<td>Change</td>
<td>Ordinance Sections</td>
</tr>
<tr>
<td>------------------------------------------------</td>
<td>------------------------------------------------------------------------</td>
<td>-------------------------------------</td>
</tr>
<tr>
<td>Application Materials</td>
<td>Replaces list of submittal requirements for subdivision maps with reference to City application checklists</td>
<td>New: 17.10.050, 17.10.180&lt;br&gt;Existing: 17.15.030</td>
</tr>
<tr>
<td>Application Review</td>
<td>Adds detail on the process for the City to review Tentative Map and Tentative Parcel Map applications</td>
<td>New: 17.10.060&lt;br&gt;Existing: 17.15.040</td>
</tr>
<tr>
<td>Tentative Map Approval</td>
<td>Adds findings required to approve Tentative Map and Tentative Parcel Maps</td>
<td>New: 17.10.080.B&lt;br&gt;Existing: 17.15.060.D</td>
</tr>
<tr>
<td>Tentative Map Extensions</td>
<td>Focuses on discretionary extensions to Tentative Maps with reference to additional possible extensions in Map Act</td>
<td>New: 17.10.100&lt;br&gt;Existing: 17.15.070 and 17.20.060</td>
</tr>
<tr>
<td>Amendments to Approved Tentative Maps</td>
<td>Clarifies criteria for minor changes which may be approved by Zoning Administrator without a public hearing</td>
<td>New: 17.10.110&lt;br&gt;Existing: Article 1 of Chapter 17.45</td>
</tr>
<tr>
<td>Correction and Amendment of Parcel Maps and Final Maps</td>
<td>Clarifies different procedures for amendments to correct for errors and omissions approved by the City Engineer and amendments to reflect changed circumstances approved by the Planning Commission</td>
<td>New: 17.10.220&lt;br&gt;Existing: 17.45.030</td>
</tr>
</tbody>
</table>

Table 4: Summary of Changes to Existing Subdivision Ordinance included in Chapter 17.15 (Dedications and Reservations) of the Subdivision Ordinance Update

<table>
<thead>
<tr>
<th>Topic</th>
<th>Change</th>
<th>Ordinance Sections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dedications - General</td>
<td>Consolidates separate sections for each type of dedication with a more succinct single section</td>
<td>New: 17.15.020.A&lt;br&gt;Existing: Chapter 17.30.020 -.080</td>
</tr>
<tr>
<td>School Site Dedications</td>
<td>Replaces requirements in the Subdivision Ordinance with a reference to the relevant Government Code section</td>
<td>New: 17.15.020.A.6&lt;br&gt;Existing: Chapter 17.30.070</td>
</tr>
<tr>
<td>Basis for Dedication Requirement</td>
<td>Adds a basis for determining when a dedication is required</td>
<td>New: 17.15.020.B&lt;br&gt;Existing: Not addressed in existing Subdivision Ordinance</td>
</tr>
<tr>
<td>Dedication Standards</td>
<td>Specifies that the size, dimension and other characteristics of dedications shall be consistent with City standards</td>
<td>New: 17.15.020.C&lt;br&gt;Existing: Not addressed in existing Subdivision Ordinance</td>
</tr>
</tbody>
</table>

Table 5: Summary of Changes to Existing Subdivision Ordinance included in Chapter 17.20 (Subdivision Design and Improvements) of the Subdivision Ordinance Update

<table>
<thead>
<tr>
<th>Topic</th>
<th>Change</th>
<th>Ordinance Sections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basic Subdivision Design Goals</td>
<td>Establish new basic design goals for subdivisions and their related improvements</td>
<td>New: 17.20.020.C&lt;br&gt;Existing: Not addressed in existing Subdivision Ordinance</td>
</tr>
<tr>
<td>Requirement</td>
<td>Description</td>
<td>New/Existing</td>
</tr>
<tr>
<td>------------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
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</tr>
</tbody>
</table>
| Streets                                         | Creates new standards for General Plan compliance, complete streets, green streets, maximum block length, and traffic management techniques and pedestrian safety. Replaces specific street standards in the Subdivision Ordinance with a reference to street design standards in the City’s Standard Plans and Specifications. Replaces private street standards with requirement for private streets to comply with public street standards. Establishes new guidelines and process for naming streets. | New: 17.20.030.B  
Existing: 17.35.190 |
| Natural Resources                               | Replaces specific tree protection standards with reference to tree protection standards in the Development Code and Chapter 8.40. Adds requirement to show the type and location of natural resources with Tentative Map applications and to protect these resources through subdivision design.                                                                                                                                     | New: 17.20.030.C  
Existing: 17.35.170 |
| Bicycle Facilities                              | Requires installation of bicycle facilities and improvements consistent with the Bicycle, Pedestrian & Safe Routes to Transit Plan. Requires bicycle connections to adjacent streets and destinations                                                                                                                                                                         | New: 17.20.040.A  
Existing: 17.35.020.d |
| Sidewalks and Pedestrian Facilities             | Requires installation of sidewalks and pedestrian improvements consistent with the Bicycle, Pedestrian & Safe Routes to Transit Plan. Requires pedestrian connections to adjacent streets and destinations                                                                                                                                                   | New: 17.20.040.G  
Existing: 17.35.020.c |
| Transit Facilities                              | Requires access improvements to adjacent BART and bus transit service                                                                                                                                                                                                                                                                     | New: 17.20.040.J  
Existing: 17.30.040 |
| Recycled Water                                  | Requires access to recycled water where possible                                                                                                                                                                                                                                                                                          | New: 17.20.040.G  
Existing: Not addressed in existing Subdivision Ordinance |
| Communications and Fiber Optics                 | Requires installation of fiber optic equipment                                                                                                                                                                                                                                                                                          | New: 17.20.040.G  
Existing: Not addressed in existing Subdivision Ordinance |
| Design Modifications                            | Allows for the City to approve modifications to subdivision design and improvement standards                                                                                                                                                                                                                                                | New: 17.20.070  
Existing: Not addressed in existing Subdivision Ordinance |
| Improvement Plans                               | Adds detail about City review, approval, and modifications to approved improvement plans                                                                                                                                                                                                                                                  | New: 17.20.080  
Existing: 17.35.030 |
| Deferred Improvement Agreements                 | Replaces existing payment option for unbuilt improvements with a true                                                                                                                                                                                                                                                                    | New: 17.20.090.C  
Existing: 17.35.060 |
<table>
<thead>
<tr>
<th>Topic</th>
<th>Change</th>
<th>Ordinance Sections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reversion to Acreage Application Contents and Materials</td>
<td>Replaces list of required application contents with reference to contents identified in City application checklist</td>
<td>New: 17.25.040&lt;br&gt;Existing: 17.40.030</td>
</tr>
<tr>
<td>Reversion to Acreage Alternative Procedures</td>
<td>Adds reference to Map Act section that allows for a parcel map to revert to acreage for subdivision of four or fewer contiguous lots</td>
<td>New: 17.25.080&lt;br&gt;Existing: Not addressed in existing Subdivision Ordinance</td>
</tr>
<tr>
<td>Voluntary Parcel Mergers</td>
<td>Adds detail on voluntary parcel mergers, including eligibility requirements, application submittal and review process, criteria for decision, and expiration date</td>
<td>New: 17.25.100&lt;br&gt;Existing: 17.40.120</td>
</tr>
<tr>
<td>Mandatory Parcel Mergers</td>
<td>Replaces detailed requirements for mandatory parcel mergers with reference to Map Act section with procedures for mandatory parcel mergers</td>
<td>New: 17.25.110&lt;br&gt;Existing: 17.40.100</td>
</tr>
<tr>
<td>Lot Line Adjustment Application Contents and Materials</td>
<td>Replaces description of required application contents with reference to contents identified in City application checklist</td>
<td>New: 17.25.150&lt;br&gt;Existing: 17.40.160</td>
</tr>
<tr>
<td>Lot Line Adjustment Criteria for Decision</td>
<td>Adds criteria for approval of a lot line adjustment</td>
<td>New: 17.25.170&lt;br&gt;Existing: Not addressed in existing Subdivision Ordinance</td>
</tr>
<tr>
<td>Lot Line Adjustment Conditions of Approval</td>
<td>Adds statement on conditions which may be attached to approval of a lot line adjustment</td>
<td>New: 17.25.180&lt;br&gt;Existing: Not addressed in existing Subdivision Ordinance</td>
</tr>
<tr>
<td>Lot Line Adjustment Expiration</td>
<td>Adds expiration date for lot line adjustments that have not been recorded</td>
<td>New: 17.25.210&lt;br&gt;Existing: Not addressed in existing Subdivision Ordinance</td>
</tr>
</tbody>
</table>

Table 7: Summary of Changes to Existing Subdivision Ordinance included in Chapter 17.30 (Condominiums) of the Subdivision Ordinance Update

<table>
<thead>
<tr>
<th>Topic</th>
<th>Change</th>
<th>Ordinance Sections</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Non-Residential Condominiums</td>
<td>Addresses new non-residential condominiums in addition to new residential condominiums</td>
<td>New: Article 1 of Chapter 17.35&lt;br&gt;Existing: Not addressed in existing Subdivision Ordinance</td>
</tr>
<tr>
<td>New Condominium Application Submittal, Review, and Approval Process</td>
<td>Adds detail on the application submittal, review, and approval process for new condominiums</td>
<td>New: 17.35.050 – 060.&lt;br&gt;Existing: Not addressed in existing Subdivision Ordinance</td>
</tr>
<tr>
<td>Standards for New Condominiums</td>
<td>Replaces development standards for new condominiums that duplicate and/or</td>
<td>New: 17.35.080&lt;br&gt;Existing: 17.50.020</td>
</tr>
</tbody>
</table>
conflict with the Development Code with a statement that new condominiums must comply with all standards and requirements that apply to development projects regardless of the form of ownership, the Development Code and the Building Code

Covenants, Conditions & Restrictions (CC&Rs) for New Condominiums

Replaces detailed description of required CC&Rs with general statement of required content to be reviewed and approved by the City Attorney

New: 17.35.100
Existing: 17.50.030

Residential Condominium Conversion Application Requirements

Replaces detailed description of application submittal requirements with reference to the City’s application checklist

New: 17.35.140
Existing: 17.50.060

Standards for Residential Condominium Conversions

Replaces development standards for residential condominium conversions that duplicate and/or conflict with the Development Code with a statement that condominium conversions must comply with all standards and requirements that apply to development projects regardless of the form of ownership, the Development Code and the Building Code

New: 17.35.190
Existing: 17.50.080

Covenants, Conditions & Restrictions (CC&Rs) for Residential Condominium Conversions

Replaces reference to detailed description of required CC&Rs with general statement of required content to be reviewed and approved by the City Attorney

New: 17.35.240
Existing: 17.50.130

Inclusionary Housing Requirement for Residential Condominium Conversions

Add requires that residential condominium conversions of five or more residential units comply with the City’s inclusionary housing requirements

New: 17.35.210
Existing: Not addressed in existing Subdivision Ordinance

Non-Residential Condominium Conversions

Add new provisions for the conversion of commercial properties into condominium units. Provisions for non-residential condominium conversions are similar to those that apply to residential conversions minus tenant provisions, inclusionary housing requirements, and limits on conversions intended to maintain supply of affordable rental housing.

New: Article III of Chapter 17.35.
Existing: Not addressed in existing Subdivision Ordinance

D. PROJECT APPROVALS

The City Council will consider adoption of the Subdivision Ordinance Update and this Initial Study/Negative Declaration.
3. DRAFT NEGATIVE DECLARATION

**Project Name:** City of Concord Subdivision Ordinance Update.

**Project Location:** The Subdivision Ordinance Update would be applicable to the entirety of the City of Concord. The Subdivision Ordinance Update would also be applicable to areas within the City of Concord Planning Area after these areas are annexed into the City. Concord is located in Contra Costa County and is bordered by the communities of Clayton, Pittsburg, Pleasant Hill, and Walnut Creek and unincorporated areas of Contra Costa County.

**Description of Project:** The project is a comprehensive update to the City of Concord Subdivision Ordinance (Municipal Code Title 17). The City has updated the Subdivision Ordinance to implement the City of Concord General Plan and other City planning documents. The Subdivision Ordinance Update regulates the subdivision of land within the City of Concord and establishes requirements for approval of subdivision maps and other subdivision-related approvals. The contents of the Subdivision Ordinance Update are largely prescribed by State law, particularly the California Subdivision Map Act (California Government Code 66410 et seq.). The Subdivision Ordinance Update would be applicable to the entire City of Concord.

**Findings:** The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density, intensity, or height than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no impacts that have not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR. It is hereby determined that, based on the information contained in the attached Initial Study, the Subdivision Ordinance Update would not have a significant adverse effect on the environment.

3/15/17

______________________________  ________________________
DATE  SIGNATURE
4. ENVIRONMENTAL CHECKLIST

1. **Project Name:** City of Concord Subdivision Ordinance Update.

2. **Lead Agency Name and Address:**
   City of Concord Community and Economic Development Department
   Concord Civic Center
   1950 Parkside Drive
   Concord CA, 94519

3. **Contact Person and Phone Number:**
   Ryan Lenhardt
   925-671-3162
   Ryan.Lenhardt@cityofconcord.org

4. **Project Sponsor’s Name and Address:**
   City of Concord Community and Economic Development Department
   1950 Parkside Drive, MS/53
   Concord CA, 94519

5. **General Plan Designation:**
   The project would be applicable to the entire City of Concord and would include all City of Concord General Plan designations.

6. **Zoning:**
   The project would be applicable to the entire City of Concord and would include all City of Concord zoning district designations.

7. **Project Location:**
   The Subdivision Ordinance Update would be applicable to the entirety of the City of Concord. The Subdivision Ordinance Update would also be applicable to areas within the City of Concord Sphere of Influence after these areas are annexed into the City. Concord is located in Contra Costa County and is bordered by the communities of Clayton, Pittsburg, Pleasant Hill, and Walnut Creek and unincorporated areas of Contra Costa County.

8. **Description of Project:**
   The project is a comprehensive update to the City of Concord Subdivision Ordinance (Municipal Code Title 17). The City has updated the Subdivision Ordinance in order to implement the City of Concord General Plan and other City planning documents. The Subdivision Ordinance Update regulates the subdivision of land within the City of Concord and establishes requirements for approval of subdivision maps and other subdivision-related approvals. The contents of the Subdivision Ordinance Update are largely prescribed by State law, particularly the California Subdivision Map Act (California Government Code 66410 et. seq.). The Subdivision Ordinance
Update would be applicable to the entire City of Concord. See Chapter 2 of this document for a more detailed project description.

9. **Surrounding Land Uses and Setting:**
The setting and land uses surrounding the City are as follows:
- **West:** The City of Pleasant Hill abuts the southwestern City limits. Interstate 680 (I-680), a major transportation arterial, borders the western edge of the City.
- **North:** Suisun Bay stretches to the north of the city limits. Across the bay to the north lies Solano County.
- **East:** Rolling hillsides are adjacent to the City to the east and south. Neighboring cities include Clayton, Martinez, Pittsburg, Pleasant Hill, and Walnut Creek.
- **South:** South of the city limits lie rolling hillsides and the City of Walnut Creek.

10. **Other Agencies Whose Approval is Required:**
The City of Concord is the only agency that would approve the Subdivision Ordinance Update and the Initial Study/Negative Declaration.

11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?**

The City provided notice of the proposed project to all Tribes identified in the Native American Heritage Commission response letter to the City’s request for a CEQA Tribal Consultation List. No tribes requested consultation regarding the Subdivision Ordinance Update project.
Environmental Factors Potentially Affected:
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

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

**Determination.** (To be completed by the Lead Agency.)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- ☒ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

3/15/17
________________________ ________________________________
DATE SIGNATURE
ENVIRONMENTAL CHECKLIST

I. AESTHETICS

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>a)</strong> Have a substantial adverse effect on a scenic vista?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td><strong>b)</strong> Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td><strong>c)</strong> Substantially degrade the existing visual character or quality of the site and its surroundings?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td><strong>d)</strong> Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</td>
<td>☐</td>
<td>☐</td>
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<td>☐</td>
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</tbody>
</table>

**a)** Have a substantial adverse effect on a scenic vista? (Less-Than-Significant Impact)

The City of Concord General Plan does not identify specific protected scenic vistas within the City, but does call for the preservation of visible hillside and open space areas (General Plan Policy LU-1.1.9) as well as to continue to implement development and design standards related to development in hillside areas addressing viewshed protection, open space preservation, grading impacts, and height and massing of structures (Policy LU-11.1.4). The full text of these policies are listed below.

As noted in Subdivision Ordinance Update Section 17.20.020A, the design of a subdivision and its related improvements shall be consistent with the General Plan, any applicable specific plan or area plan, the Municipal Code, and any other City plans, policies, or regulations adopted to give effect to the General Plan. Several General Plan policies call for the projection of scenic resources, including:

- Policy E-5.1.2: Preserve an open space system that protects visual and natural resources.
- Policy LU-1.1.9: Preserve visible hillsides and open space areas through techniques such as cluster development or density transfers.
- Policy LU-4.2.6: Limit building heights for new structures in the blocks immediately adjacent to Todos Santos Plaza with an inclined daylight plane requiring upper-story setbacks to ensure sunlight access for public spaces.
- Policy LU-11.1.4: Continue to implement development and design standards related to development in hillside areas addressing viewshed protection, open space preservation, grading impacts, and height and massing of structures.

The impacts of development on visible hillsides will be minimal because the General Plan policies call for protecting these ridgelines and visible hillsides from inappropriate development and preserving these viewsheds. The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the
General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density, intensity, or height than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no new scenic vista impacts that have not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

Furthermore, any future land subdivision that occurs pursuant to the proposed Subdivision Ordinance Update would be subject to their own environmental review on a project-by-project basis, which would include an assessment impacts on scenic vistas. Therefore, the Subdivision Ordinance Update would not result in a significant impact to aesthetics; accordingly, this impact would be less than significant.

b) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway? (No Impact)**

There are no designated State scenic highways within or immediately adjacent to the City of Concord.1 Implementation of the Subdivision Ordinance Update would have no impact to scenic resources within a State scenic highway.

c) **Substantially degrade the existing visual character or quality of the site and its surroundings? (Less-Than-Significant Impact)**

Subdivision and development of land within the City of Concord could alter the surrounding visual character through increased densities and intensities. However, the General Plan contains several policies and programs specifically designed to minimize negative aesthetic impacts. Policies such as LU-1.1.3 would ensure that the scale, operation, location, and other characteristics of community facilities enhance the character of neighborhoods, Policy LU-1.3.2 call for standards for height and setback requirements, screening, lighting, landscaping, and parking for transition areas between existing neighborhoods and new infill development. The text of these policies are listed below:

- Policy LU-1.1.3: Ensure that the scale, operation, location, and other characteristics of community facilities, including parks, schools, childcare facilities, religious institutions, and other public and quasi-public facilities, enhance the character and quality of neighborhoods.
- Policy LU-1.3.2: Establish standards to address the transition between existing neighborhoods and new infill development.

As noted in Subdivision Ordinance Update Section 17.20.020A, the design of a subdivision and its related improvements shall be consistent with the General Plan, any applicable specific plan or area plan, the Municipal Code, and any other City plans, policies, or regulations adopted to give effect to the General Plan. The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density, intensity or height than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no new impacts to visual character or quality of the site that have not been previously examined or adequately addressed

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in the General Plan EIR or the Development Code SEIR.

In addition, the Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant impact to aesthetics; accordingly, this impact would be less than significant.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Less-Than-Significant Impact)

The Subdivision Ordinance Update contains provisions for street lighting and requires that street lighting facilities are designed and constructed in compliance with the City’s Standard Plans and Specifications. Additionally, the Development Code\(^2\) includes specifications regarding outdoor lighting, including that outdoor light fixtures shall be directed so there is no objectionable direct glare source visible above a height of five feet from any property. Furthermore, the Development Code notes that a lighting study may be required to determine appropriate on-site lighting.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density, intensity, or height than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no new light or glare impacts that have not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

In addition, the Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant light and glare impact; accordingly, this impact would be less than significant.

\(^2\) City of Concord Municipal Code, Section 18.150.110, Outdoor lighting.
II. **AGRICULTURAL AND FORESTRY RESOURCES**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

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

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? ☒

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

d) Result in the loss of forest land or conversion of forest land to non-forest use? ☒

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? ☒

---

**a)** Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a non-agricultural use? *(No Impact)*
The Farmland Mapping and Monitoring Program does not identify any land within the City of Concord as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Adoption of the Subdivision Ordinance Update would not result in impacts related to conversion of farmland identified by the Farmland Mapping and Monitoring Program of the California Resources Agency.

b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract? (No Impact)**

The Subdivision Ordinance Update implements the General Plan and the Development Code; it does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the City. The Subdivision Ordinance Update does not conflict with any existing zoning for agricultural use or a Williamson Act Contract within the City of Concord. No impact would occur.

c) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (No Impact)**

The City of Concord Zoning Ordinance does not include zoning for forest land, timberland, or timberland zoned Timberland Production; the project would result in no impact to timberland.

d) **Result in the loss of forest land or conversion of forest land to non-forest use? (No Impact)**

The City of Concord General Plan does not identify timberland or forest land within the City of Concord; the adoption of the Subdivision Ordinance Update would not result in the loss of forest land or conversion of forest land to non-forest use.

e) **Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? (No Impact)**

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density, intensity, or height than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no farmland conversion impacts that have not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in itself in a significant impact to farmland; accordingly, these impacts would be less than significant.

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III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

<table>
<thead>
<tr>
<th>Impact</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Conflict with or obstruct implementation of the applicable air quality plan?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>d. Expose sensitive receptors to substantial pollutant concentrations?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>e. Create objectionable odors affecting a substantial number of people?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>

a) Conflict with or obstruct implementation of the applicable air quality plan? (No Impact)

The BAAQMD 2010 Clean Air Plan (2010 CAP) is the regional air quality management plan for the San Francisco Bay Area Air Basin. The 2010 CAP accounts for projections of population growth provided by Association of Bay Area Governments and vehicle miles traveled provided by the Metropolitan Transportation Commission, and it identifies strategies to bring regional emissions into compliance with federal and state air quality standards.

The General Plan EIR concluded that population growth under the General Plan would be consistent with the Association of Bay Area Governments’ (ABAG’s) population projections, which formed the basis of the 2005 Ozone Strategy (the air quality attainment plan applicable at the time of analysis). However, the projected VMT under the General Plan would exceed the rate of increase of the population. The General Plan EIR found the impact to be less than significant due to General Plan policies that reduce the potential for air pollution emissions, geographic distribution of land uses that encourage new growth in proximity to employment centers (thereby reducing travel distance between residences and employment areas), and the use of an Urban Limit line (also reducing travel distance).

The Development Code SEIR (certified on July 10, 2012, after the General Plan EIR was certified) evaluated changes to the General Plan and Development Code (consisting of the Zoning Ordinance and other City Development Codes) to respond to economic changes that have resulted in a lower growth and development rate than previously anticipated. As noted in the SEIR, the proposed revisions to those documents would reduce population, daily trips and VMT for the project area relative to the adopted General Plan and what was analyzed in the General Plan EIR. As a result of reduced daily trips and VMT, the Development Code resulted in fewer criteria emissions than those analyzed in the General Plan EIR.
The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no conflict with an applicable air quality plan that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR. The Subdivision Ordinance Update would not conflict with or obstruct implementation of the applicable air quality plan. No impacts would occur.

**b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Less-Than-Significant Impact)**

The General Plan EIR found the General Plan to be consistent with the applicable air quality plan and transportation control measures in the applicable air quality plan (2005 Ozone Strategy). As discussed above, the General Plan is also consistent with current 2010 CAP, as the growth assumptions included in the 2010 CAP were developed after adoption of the General Plan.

With adoption of the Development Code Program, and the associated reduction in the General Plan development assumptions, implementation of the amended General Plan would result in fewer trips and VMT. The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. Therefore, the Subdivision Ordinance Update would not alter the General Plan EIR’s conclusion that the project would not result in an air quality standard violation or substantially contribute to an existing or projected air quality violation.

The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no air quality violation that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR. This potential impact would be considered less than significant.

**c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Less-Than-Significant Impact)**

The General Plan EIR found the General Plan to be consistent with the applicable air quality plan and transportation control measures in the applicable air quality plan (2005 Ozone Strategy). As discussed in Development Code Program SEIR, the General Plan is also consistent with current 2010 CAP, as the growth assumptions included in the 2010 CAP were developed after adoption of the General Plan. With adoption of the Development Code Program, and the associated reduction in the General Plan development assumption, implementation of the amended General Plan would result in fewer trips and VMT. Therefore, the Development Code Program (and associated General Plan Amendments) was described in the SEIR as also being consistent with the applicable air quality plan and transportation control measures in the applicable air quality plan, and would not result in a cumulatively considerable net increase in criteria pollutants for which the project region is in nonattainment.
The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. Section 17.15.020 (Required Dedications) of the Subdivision Ordinance Update identifies required dedications for bike paths, transit facilities, and other measures supporting alternative transportation. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no criteria pollutant impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

**d) Expose sensitive receptors to substantial pollutant concentrations? (Less-Than-Significant Impact)**

The General Plan EIR noted that construction activities would occur intermittently at different sites in the project area throughout the period of implementation of the proposed General Plan and that construction of individual projects under the proposed project could cause adverse effects on local air quality. Construction activities would generate substantial amounts of dust (including PM-10 and PM-2.5) primarily from “fugitive” sources (i.e., emissions released through means other than through a stack or tailpipe) and lesser amounts of other criteria air pollutants primarily from the operation of heavy equipment construction machinery and construction worker automobile trips. The General Plan EIR noted that construction-related impacts can be reduced with implementation of the Bay Area Air Quality Management District (BAAQMD) construction dust-control measures. The General Plan EIR identified the following mitigation measure for Air Quality: No programmatic mitigation measures are feasible and site-specific measures shall be identified during CEQA review of specific development proposals made to the City.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no sensitive receptors that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review to assess impacts related to air pollutant concentrations. Therefore, the Subdivision Ordinance Update would not expose sensitive receptors to substantial pollutant concentrations; accordingly, this impact would be less than significant.

**e) Create objectionable odors affecting a substantial number of people? (Less-Than-Significant Impact)**

The General Plan EIR, as well as the Development Code SEIR, identified that the reuse and intensification of land uses within the City may expose existing and proposed sensitive receptors to objectionable odors. However, the General Plan EIR found that implementation of General Plan policies, as well as further CEQA review for project-level impacts at the time that specific land use proposals
(projects) are evaluated, would reduce this impact to less than significant.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no significant impact related to odors that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.
IV. BIOLOGICAL RESOURCES

Would the project:

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</td>
<td>☐</td>
<td>☐</td>
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</tr>
<tr>
<td>b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</td>
<td>☐</td>
<td>☐</td>
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</tr>
<tr>
<td>c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?</td>
<td>☐</td>
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</tr>
<tr>
<td>d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</td>
<td>☐</td>
<td>☐</td>
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<tr>
<td>e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</td>
<td>☐</td>
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<td>☐</td>
</tr>
<tr>
<td>f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
</tbody>
</table>

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

The General Plan noted that impacts on special-status species could occur through conversion of habitat to other land uses, or through direct mortality or harm resulting during construction-related activities. Areas of particular concern include grassland habitat, including drainages, in the eastern portions of the study area. The General Plan included several policies to address protection of candidate, sensitive or special status species, including the following:
• Policy POS-3.2.1: Preserve bay marshes, wetlands, and tidal areas adjacent to Suisun Bay and other wetlands and creeks in the Planning Area as open space.

• Policy POS-3.4.1: Conserve wildlife habitat and wildlife corridors, including seasonal migration routes.

• Policy POS-3.4.2: Protect rare, threatened, or endangered species and their habitats through the use of the environmental review process and in accordance with State and Federal law.

• Policy POS-3.4.5: Coordinate with appropriate regulatory and trustee agencies to enhance protection of special status species and sensitive natural communities.

• Policy POS-3.4.6: Avoid construction-related activities during breeding and nesting seasons for special status species.

• Policy POS-3.4.7: Promote habitat restoration in areas of special status species.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The protection of natural resources is further enforced by Subdivision Ordinance Update Section 17.20.030.C (Subdivision Design Standards – Natural Resources) which requires the following:

• All subdivisions shall be designed to allow development consistent with Municipal Code provisions protecting natural resources, including but not limited to Chapter 18.310 (Tree Preservation and Protection) Chapter 8.40 (Trees and Shrubs) and Chapter 18.305 (Creek and Riparian Habitat Protection).

• All subdivision map applications shall be accompanied by information and materials that identify the type and location of important natural resources located within or adjacent to the proposed subdivision. Important natural resources include creeks, riparian corridors, surface waters, marshes, wetlands, tidal areas, water supplies, wildlife habitat, special status species, and significant vegetation as identified in the General Plan or other City plan, policy, or ordinance.

• The City may approve a subdivision map only if it is designed to allow development consistent with General Plan policies to protect important natural resources located within or adjacent to the proposed subdivision.

• The City may attach conditions as necessary to the approval of a subdivision map to achieve consistency with General Plan policies to the greatest extent possible in accordance with the California Environmental Quality Act (CEQA).

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no impacts on special-status species that have not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review to assess impacts related to biological resources. Therefore, the Subdivision Ordinance Update would not result in a substantial adverse effect, either directly or through habitat modifications, on any species.
identified as a candidate, sensitive, or special status species; this impact would be less than significant.

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

Riparian habitat associated with creeks does occur within the City. Construction of new development, including new subdivisions within Concord, could result in loss or degradation of this habitat. The General Plan identified several policies to protect riparian habitat, including:

- Policy POS–3.1.1: Enhance and maintain the natural values of creeks and major drainage ways.
- Policy POS-3.1.2: Preserve native riparian vegetation and wildlife, and establish riparian corridors along all creeks.
- Policy POS-3.1.3: Require adequate building setbacks for development adjacent to creek banks and major drainage ways to protect neighboring properties from erosion and flooding.
- Policy POS-3.2.1: Preserve bay marshes, wetlands, and tidal areas adjacent to Suisun Bay and other wetlands and creeks in the Planning Area as open space.

Additionally the Development Code includes Chapter 18.305 (Creek and Riparian Habitat Protection), which provides standards for the protection, maintenance, enhancement, and restoration of creeks, streams, and waterways in a manner that preserves their ecological integrity, function, and value.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The protection of natural resources is further enforced by Subdivision Ordinance Update Section 17.20.030.C (Subdivision Design Standards – Natural Resources) which requires the following:

- All subdivisions shall be designed to allow development consistent with Municipal Code provisions protecting natural resources, including but not limited to Chapter 18.310 (Tree Preservation and Protection) Chapter 8.40 (Trees and Shrubs) and Chapter 18.305 (Creek and Riparian Habitat Protection).
- All subdivision map applications shall be accompanied by information and materials that identify the type and location of important natural resources located within or adjacent to the proposed subdivision. Important natural resources include creeks, riparian corridors, surface waters, marshes, wetlands, tidal areas, water supplies, wildlife habitat, special status species, and significant vegetation as identified in the General Plan or other City plan, policy, or ordinance.
- The City may approve a subdivision map only if it is designed to allow development consistent with General Plan policies to protect important natural resources located within or adjacent to the proposed subdivision.
- The City may attach conditions as necessary to the approval of a subdivision map to achieve consistency with General Plan policies to the greatest extent possible in accordance with the California Environmental Quality Act (CEQA).

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land...
resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no impacts on riparian habitat that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review to assess impacts related to riparian habitat. Therefore, the Subdivision Ordinance Update would not a significant impact on riparian habitat; accordingly, this impact would be less than significant.

c) **Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Less-Than-Significant Impact)**

Wetlands and other waters protected by Section 404 of the Clean Water Act occur throughout the City. Prior to new development in areas with potential federally or State protected wetlands or waters, applicants will be required to coordinate with the Army Corps of Engineers (Corps), California Department of Fish and Wildlife (CDFW), the Regional Water Quality Control Board (RWQCB), and/or San Francisco Bay Conservation and Development Commission (BCDC) depending on the jurisdiction potentially affected. Coordination will include evaluation of existing wetlands and waters and development of avoidance, minimization, and/or compensatory measures sufficient to procure the necessary permits from the applicable agencies.

The General Plan included policies below which provide appropriate programmatic mitigation measures; additional site-specific measures will be identified during CEQA review of specific development proposals made to the City:

- Policy POS-3.1.1: Enhance and maintain the natural values of creeks and major drainage ways.
- Policy POS-3.1.2: Preserve native riparian vegetation and wildlife, and establish riparian corridors along all creeks.
- Policy POS-3.1.3: Require adequate building setbacks for development adjacent to creek banks and major drainage ways to protect neighboring properties from erosion and flooding.
- Policy POS-3.1.7: Improve the quality of underground and surface waters in Concord through coordination with outside agencies.
- Policy POS-3.2.1: Preserve bay marshes, wetlands, and tidal areas adjacent to Suisun Bay and other wetlands and creeks in the Planning Area as open space.

Additionally the Development Code includes Chapter 18.305 (Creek and Riparian Habitat Protection), which provides standards for the protection, maintenance, enhancement, and restoration of creeks, streams, and waterways in a manner that preserves their ecological integrity, function, and value.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The protection of natural resources is further enforced by Subdivision Ordinance Update Section 17.20.030.C (Subdivision Design Standards – Natural Resources) which requires the following:

- All subdivisions shall be designed to allow development consistent with Municipal Code provisions
• All subdivision map applications shall be accompanied by information and materials that identify the type and location of important natural resources located within or adjacent to the proposed subdivision. Important natural resources include creeks, riparian corridors, surface waters, marshes, wetlands, tidal areas, water supplies, wildlife habitat, special status species, and significant vegetation as identified in the General Plan or other City plan, policy, or ordinance.
• The City may approve a subdivision map only if it is designed to allow development consistent with General Plan policies to protect important natural resources located within or adjacent to the proposed subdivision.
• The City may attach conditions as necessary to the approval of a subdivision map to achieve consistency with General Plan policies to the greatest extent possible in accordance with the California Environmental Quality Act (CEQA).

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no impacts to riparian habitat that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review to assess impacts related to riparian habitat. Therefore, the Subdivision Ordinance Update would not result in a significant impact to riparian habitat; accordingly, this impact would be less than significant.

d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Less-Than-Significant Impact)*

The General Plan included the following Policy to address protection of wildlife corridors:
• Policy POS-3.4.1: Conserve wildlife habitat and wildlife corridors, including seasonal migration routes.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The protection of natural resources is further enforced by Subdivision Ordinance Update Section 17.20.030.C (Subdivision Design Standards – Natural Resources) which requires the following:
• All subdivisions shall be designed to allow development consistent with Municipal Code provisions protecting natural resources, including but not limited to Chapter 18.310 (Tree Preservation and Protection) Chapter 8.40 (Trees and Shrubs) and Chapter 18.305 (Creek and Riparian Habitat Protection).
• All subdivision map applications shall be accompanied by information and materials that identify
the type and location of important natural resources located within or adjacent to the proposed subdivision. Important natural resources include creeks, riparian corridors, surface waters, marshes, wetlands, tidal areas, water supplies, wildlife habitat, special status species, and significant vegetation as identified in the General Plan or other City plan, policy, or ordinance.

- The City may approve a subdivision map only if it is designed to allow development consistent with General Plan policies to protect important natural resources located within or adjacent to the proposed subdivision.

- The City may attach conditions as necessary to the approval of a subdivision map to achieve consistency with General Plan policies to the greatest extent possible in accordance with the California Environmental Quality Act (CEQA).

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no impacts to wildlife habitat corridors that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review to assess impacts related to wildlife corridors. Therefore, the Subdivision Ordinance Update would not result in a significant impact to wildlife habitat corridors; accordingly, this impact would be less than significant.

e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Less-Than-Significant Impact)**

The Subdivision Ordinance Update implements, and is completely consistent with, the General Plan and the Development Code. The protection of natural resources is further enforced by Subdivision Ordinance Update Section 17.20.030.C (Subdivision Design Standards – Natural Resources) which requires the following:

- All subdivisions shall be designed to allow development consistent with Municipal Code provisions protecting natural resources, including but not limited to Chapter 18.310 (Tree Preservation and Protection) Chapter 8.40 (Trees and Shrubs) and Chapter 18.305 (Creek and Riparian Habitat Protection).

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no impacts related to conflicts with local policies protecting biological resources that have not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review.
to assess impacts local policies protecting biological resources. Therefore, the Subdivision Ordinance Update would not result in a significant impact; this impact would be less than significant.

f) **Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan? (No Impact)**

The City of Concord is outside of the area covered by the Eastern Contra Costa County Habitat Conservation Plan. No impact would occur.
V. CULTURAL RESOURCES

Would the project:

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?</td>
<td>☐</td>
<td>☑</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?</td>
<td>☐</td>
<td>☑</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</td>
<td>☐</td>
<td>☑</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>d. Disturb any human remains, including those interred outside of formal cemeteries?</td>
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<td>☐</td>
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</tbody>
</table>

a) **Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (Less-Than-Significant Impact)**

As noted in the General Plan, the majority of the city’s historic resources, including 35 historic sites or structures and one National Register Site, are located in close proximity to the downtown Concord area, which reflects this historical character. While registered historic sites are protected by State law, this intensification of development, including new subdivisions, could potentially threaten additional historical structures not yet registered or deemed eligible for the National Register of Historic Places, but which are sites of local historical importance. Furthermore, new development has the potential to impact the overall character of the historical setting.

The General Plan EIR included several policies to ensure protection of these sites of local historical importance and overall character by requiring new development downtown to be compatible with existing historic character, avoiding any potentially significant adverse impacts. These policies are:

- Policy LU-1.1.10: Ensure that new development in historic neighborhoods is compatible in scale and style to the character of that neighborhood, and encourage retention of historic buildings through flexible reuse provisions.
- Policy LU-4.2.4: Encourage new and redevelopment projects to include amenities for public benefit, such as affordable housing, pedestrian-oriented facilities, and historic preservation.
- Policy LU-4.2.8: Encourage preservation of historic buildings to the maximum extent feasible.
- Policy POS-4.1.1: Preserve all City, state, and federally designated historic sites and structures to the maximum extent feasible.

To further project historic components of the City, the Development Code includes development standards for the North Todos Santos District intended to ensure compatibility of new development with historic structures located within this district.
The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no impacts related historic resources that have not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review to assess impacts related to historic resources. Therefore, the Subdivision Ordinance Update would not result in a significant impact to historic resources; this impacts would be less than significant.

b) **Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Less-Than-Significant Impact)**

A records search prepared for the General Plan EIR identified 12 recorded Native American archaeological sites and 7 historic archaeological sites are currently located within the City of Concord. Additionally, there is a possibility of uncovering and identifying additional historic-period archaeological deposits on sloped undeveloped land in the Planning Area, however, these lands are almost entirely outside of the ULL and are not planned for development. New development that occurs outside of existing urban areas and within these likely archaeological deposit sites may adversely affect these archaeological resources either during construction or once inhabited.

Assembly Bill 52 (AB 52) requires that as part of the CEQA review process, public agencies provide early notice of a project to California Native American Tribes, and if formally requested in writing by a Tribe, consult with Tribes in regards to the project. The City provided notice of the proposed project to all Tribes identified in the Native American Heritage Commission response letter to the City’s request for a CEQA Tribal Consultation List. As of March 8, 2017, no Tribes have requested consultation regarding the Subdivision Ordinance Update project.

While project-specific studies will be necessary to determine the actual potential for significant impacts on archaeological resources resulting from the implementation of the General Plan, some general impacts can be identified based on the probable locations of new development and known geographic features near which prehistoric resources are most likely to be located. Projects in the vicinity of ridgelines, mid-slope terraces, alluvial flats, ecotones, and sources of water have the greatest possibility of encountering a prehistoric archaeological resource.

As described in the General Plan EIR, if potentially significant cultural resources are discovered during ground-disturbing activities associated with project preparation, construction, or completion, work shall halt in that area until a qualified archaeologist can assess the significance of the find, and, if necessary, develop appropriate treatment measures in consultation with Contra Costa County and other appropriate agencies and interested parties.

The General Plan includes the following policies to address impacts to archaeological resources:

- Policy POS-4.1.2: Consult with the State Office of Historic Preservation with respect to managing impacts of development and land use on historic and archaeological resources.
- Policy POS-4.1.3: Preserve important historic and archaeological sites during new development, reuse, and intensification.
- Policy POS-4.1.4: In identified sensitive areas, require archaeological studies as part of the development review process.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no impacts related to cultural resources that have not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site-specific environmental review to assess impacts related to cultural resources. Therefore, the Subdivision Ordinance Update would not result in a significant impact to cultural resources; accordingly, this impact would be less than significant.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Less-Than-Significant Impact)

The General Plan EIR noted that there are known significant paleontological resources within the Planning Area. However, the General Plan EIR included the following mitigation measure to address paleontological resource discovery during construction activities:

Mitigation Measure 3.5-3: All grading plans for development projects involving ground displacement shall include a requirement that in the event fossils are encountered, construction shall be temporarily halted, the Planning Division shall be notified immediately, a qualified paleontologist shall evaluate the fossils, and steps needed to photo-document or to recover the fossils shall be taken. If fossils are found during construction activities, grading in the vicinity shall be temporarily suspended while the fossils are evaluated for scientific significance and fossil recovery, if warranted.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no impacts related to paleontological resources that have not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site-specific environmental review to assess impacts related to paleontological resources. Mitigation Measure 3.5-3 identified in the General Plan EIR would be applicable to any paleontological resources identified during construction activities within the City of Concord. Therefore, the Subdivision Ordinance Update would not result in a significant impact to paleontological resources; accordingly, this impact would be less than significant.

d) Disturb any human remains, including those interred outside of formal cemeteries? (Less-Than-Significant Impact)
As noted in the General Plan EIR, all future development in the City of Concord will be in accordance with State Laws Pertaining to the Discovery of Human Remains. Accordingly, if human remains of Native American origin are discovered during project construction, the developer and/or the Planning Department would be required to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the Native American Heritage Commission (Pub. Res. Code Sec. 5097).

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no impacts related to human remains that have not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review as well as to adhere to state and local laws should human remains be discovered. Therefore, the Subdivision Ordinance Update would not result in a significant impact to human remains; accordingly, this impact would be less than significant.
VI. GEOLOGY AND SOILS

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
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<tbody>
<tr>
<td>a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</td>
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<td>i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</td>
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<td>ii. Strong seismic ground shaking?</td>
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<td>iii. Seismic-related ground failure, including liquefaction?</td>
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<td>iv. Landslides?</td>
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<tr>
<td>b. Result in substantial soil erosion or the loss of topsoil?</td>
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</tr>
<tr>
<td>c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</td>
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</tr>
<tr>
<td>d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</td>
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</tr>
<tr>
<td>e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</td>
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As noted in the General Plan EIR, earthquakes pose especially high risks in Concord because of the City’s close proximity to active faults. The Concord Fault is located within the city limits, and the Hayward fault is located approximately 15 miles west. The San Andreas Fault, located approximately 32 miles west of Concord, is a major structural feature in the region and forms a boundary between the...
North American and Pacific Tectonic plates. Other active faults in the region include the Rodger’s Creek, Calaveras, Diablo, and Marsh Creek, and Greenville faults.

Surface fault rupture could occur along the active trace of the Concord fault, affecting a large section of Concord with greatest impact on Buchanan Air Field and the office and commercial district near Highway 242. Liquefaction could occur in lowland areas underlain by young and old alluvial materials, especially those saturated by shallow groundwater or surface water. Unreinforced masonry buildings and those constructed prior to the 1930s would be expected to incur the greatest structural damage. Damage from earthquake-induced ground failure could be high in buildings constructed on improperly engineered fills or saturated alluvial sediments. Earthquake-induced landslides could occur in unstable upland areas where landslide stabilization measures have not been employed. The General Plan EIR identified implementation of General Plan Policy S-3.2.4 as a mitigation measures to reduce potential geology impacts, The General Plan also included the following policies to address seismic hazards:

• Policy S-3.1.1: Require as part of the development review process a thorough evaluation of geologic-seismic and soils conditions and risks.
• Policy S-3.1.2: Require all new development to design structures and buildings pursuant to applicable state and local standards and codes.
• Policy S-3.1.3: Require geologic studies to be conducted or all structures, including those not for human occupancy, located above and below ground whenever a project is located within an Earthquake Fault Zone as identified by the California Geologic Service.
• Policy S-3.1.4: Ensure that the design of roads, pipelines and other public facilities and utilities that cross the Concord Fault accommodate the effects of tectonic creep.
• Policy S-3.1.5: Cooperate with appropriate government agencies and public and private organizations to address seismic hazards.
• Policy S-3.2.3: Require soils and geologic hazards analysis and mitigation as part of development project review.
• Policy S-3.2.4: Regulate all development, including remodeling or structural rehabilitation, to assure adequate mitigation of safety hazards on sites having a history or threat of slope instability, erosion, subsidence, ground failure, ground rupture, and/or liquefaction.
• Policy S-8.1.4: Implement the City’s Local Hazards Mitigation Plan, consistent with the guidelines of the Federal Emergency Management Agency (FEMA) and the Disaster Act of 2000, and seek funding under FEMA’s Hazard Mitigation Grant Program.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no impacts related to seismic hazards that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review to evaluated specific seismic hazards that may be present. Therefore, the Subdivision Ordinance Update would not result in a significant impact to seismic hazards; accordingly, this impact would be less than significant.
b) **Result in substantial soil erosion or the loss of topsoil? (Less-Than-Significant Impact)**

Erosion potential is highest during earthwork activities for new construction. Construction activities such as excavation or grading can remove stabilizing vegetation and expose areas of loose soil. These soils can be subject to erosion by wind and storm water runoff. As noted in Subdivision Ordinance Update Section 17.20.030D, all subdivisions shall allow for development consistent with grading and erosion control requirements as specified in Municipal Code Chapter 16.10 (Grading, Erosion and Sedimentation Control), any City grading guidelines, and the California Building Code.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no impacts related to erosion that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant impact to erosion; this impacts would be less than significant.

c) **Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Less-Than-Significant Impact)**

As noted in the General Plan EIR, soils that exhibit expansive characteristics comprise the upper five feet of the surface. Expansive soils would be expected in low-lying alluvial valleys and along the shoreline of Suisun Bay. Landslides due to static forces (not seismically induced) could occur in developed and non-developed upland areas along the outskirts of Concord. Landslide potential increases in areas where construction activity, such as road building or grading for building sites, reduces slope support or in areas where residential development has led to ground saturation or removal of adequate lateral support. Settlement would be a concern in redevelopment areas that have not previously supported structures and where new structures would place loads heavier than the soils could tolerate.

However, implementation of General Plan Policies S-3.1.1, S-3.1.2, S-3.1.3, S-3.1.4, and S-3.1.5 (listed above) as well as compliance with the Uniform Building Code would reduce potential impacts to less than significant levels. In addition, the Development Code includes proposed hillside protection development standards, which would further reduce geologic hazards.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no new geological hazard impacts that have not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.
The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant geologic hazards impact; accordingly, this impact would be less than significant.

d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Less-Than-Significant Impact)**

As noted in the General Plan EIR, expansive soils would be expected in low-lying alluvial valleys and along the shoreline of Suisun Bay. However, implementation of General Plan Policies S-3.1.1, S-3.1.2, and S-3.2.3 (listed above) as well as compliance with the Uniform Building Code would reduce potential impacts to less than significant levels.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no new expansive soil impacts that have not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in an expansive soil impact; accordingly, this impact would be less than significant.

e) **Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (No Impact)**

New development would be required to connect to public sewer service pursuant to General Plan policies and the Development Code. No impact would occur.
VII. GREENHOUSE GAS EMISSIONS

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?  ☒

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?  ☒

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a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?** *(Less-Than-Significant Impact)*

The General Plan EIR did not include an evaluation of greenhouse gas emissions or impacts. The Development Code SEIR did include an evaluation of greenhouse gas emissions and noted and environmental impact, which would be reduced to a less-than-significant level with incorporation of identified components and performance measures into the citywide Climate Action Plan (Mitigation Measures GHG-1 of the SEIR).

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. Section 17.15.020 (Required Dedicated) of the Subdivision Ordinance Update identifies required dedications for bike paths, transit facilities, and other measures supporting alternative transportation, thus further supporting the reduction of greenhouse gas emissions. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no greenhouse gas emission impact that has not been previously examined or adequately addressed in the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a greenhouse gas emission impact; accordingly, this impact would be less than significant.

b) **Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?** *(Less-Than-Significant Impact)*

As noted in the Development Code SEIR, adoption of the General Plan Amendments and Development Code would not increase Concord’s potential for greenhouse gas emissions, and would in fact support the City’s efforts to reduce greenhouse gas emissions by accommodating compact, mixed-use development and higher densities near transit. The new standards in the Development Code are also intended to reduce vehicle miles traveled (VMT) in the City through provisions for live-work and work-live development, home-based businesses, and a better balance between jobs and housing. Therefore,
the neither the General Plan nor the Development Code would not conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing emissions of greenhouse gases.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. Section 17.15.020 (Required Dedications) of the Subdivision Ordinance Update identifies required dedications for bike paths, transit facilities, and other measures supporting alternative transportation, thus further supporting the reduction of greenhouse gas emissions. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no greenhouse gas emission impact that has not been previously examined or adequately addressed in the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a greenhouse gas emission impact; accordingly, this impact would be less than significant.
### VIII. HAZARDS AND HAZARDOUS MATERIALS

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<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporate</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
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#### a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Less-Than-Significant Impact)

The storage, use, handing, transportation and disposal of hazards materials during site construction and operation activities are addressed by federal, state, and local laws, regulations and other programs. The General Plan EIR noted that buildout under the proposed General Plan would increase the number of
residents living in Concord. This rise in population would likely result in a larger number of individuals using hazardous materials, as the number of residents and households increase. Improper disposal of hazardous materials such as used oil, paints, solvents, and cleaning agents commonly used by households could increase the exposure of residents to hazardous materials through contact with improperly disposed substances or adversely affect soil, groundwater, or surface waters. The following General Plan policies address the use and disposal of hazardous materials:

- Policy PF-1.5.3: Prepare and distribute informational handouts to the public regarding opportunities to reduce waste at homes and businesses, as well as methods of safe disposal of hazardous materials.
- Policy S-5.1.1: Coordinate with the Contra Costa County Department of Environmental Health, and other appropriate regulatory agencies’ review of proposals at sites, which may have toxic contamination or include hazardous materials use.
- Policy S-5.1.2: Coordinate review with the appropriate water provider and/or water quality agency for proposals proximate to water canals, pipelines, or reservoirs that include handling potentially hazardous materials.
- Policy S-5.1.3: Control the transport of hazardous materials to minimize potential hazards to the local population.

Compliance with federal, state, and local requirements, in addition to General Plan policies, identified above, would reduce the potential impact to a less-than-significant level.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no hazardous materials impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant hazards materials impact; this impacts would be less than significant.

b) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Less-Than-Significant Impact)**

As noted in the General Plan EIR, development of vacant or previously developed lots that have been impacted by petroleum hydrocarbons from leaking underground storage tanks or other chemical constituents could expose individuals to hazardous conditions resulting from ongoing or historical activities at the site or on neighboring properties such as the CNWS that involved the use of hazardous materials or hazardous wastes. In addition, removal of historic structures for redevelopment that contain hazardous business materials such as asbestos, lead-based paint, or PCBs could expose individuals to hazardous conditions during demolition. The following policies were identified to reduce these potential impacts:

- Policy S-5.1.1: Coordinate with the Contra Costa County Department of Environmental Health, and
other appropriate regulatory agencies’ review of proposals at sites, which may have toxic contamination or include hazardous materials use.

- Policy S-5.1.2: Coordinate review with the appropriate water provider and/or water quality agency for proposals proximate to water canals, pipelines, or reservoirs that include handling potentially hazardous materials.

- Policy S-5.1.3: Control the transport of hazardous materials to minimize potential hazards to the local population.

- Policy S-5.1.4: Require appropriate clean-up of all former commercial and industrial sites prior to reuse according to relevant State and Federal regulatory agencies.

- Policy S-5.1.5 Coordinate with appropriate regulatory agencies during the review of any proposed General Plan Amendment that relates to the Concord Naval Weapons Station to ensure that potential hazards and safety issues are adequately addressed and any risks to existing and future residents are fully mitigated.

In addition, the following mitigation measures was identified in the General Plan EIR:

Mitigation Measure 3.8(a): General Plan Policy S-5.1.1, which requires coordination with the Contra Costa County Department of Environmental Health and other appropriate regulatory agencies for review of proposals at sites which may be contaminated or include hazardous materials use, shall be supported by a commentary to clarify that this policy also will apply to sites which may contain structures that contain hazardous building materials such as lead-based paint, asbestos, and polychlorinated biphenyls (PCBs).

Additionally, the State Water Resources Control Board requires preparation and implementation of a SWPPP during construction activities to reduce the potential for accidental release of hazardous materials.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no hazardous materials impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant hazardous materials impact; accordingly, this impact would be less than significant.

c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Less-Than-Significant Impact)**

There are a number of public and private schools located throughout the City of Concord. As noted in the Development Code SIER, this would be evaluated on a project-specific basis at the time of specific development application submittal and would be subject to subsequent CEQA review.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the
Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no hazardous materials impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant hazardous materials impact; accordingly, this impact would be less than significant.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Less-Than-Significant Impact)

There are properties within the City of Concord that are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The General Plan includes several polices related to remediation of hazardous materials including:

- Policy S-5.1.1: Coordinate with the Contra Costa County Department of Environmental Health, and other appropriate regulatory agencies’ review of proposals at sites, which may have toxic contamination or include hazardous materials use.

- Policy S-5.1.2: Coordinate review with the appropriate water provider and/or water quality agency for proposals proximate to water canals, pipelines, or reservoirs that include handling potentially hazardous materials.

- Policy S-5.1.4: Require appropriate clean-up of all former commercial and industrial sites prior to reuse according to relevant State and Federal regulatory agencies.

- Policy S-5.1.5 Coordinate with appropriate regulatory agencies during the review of any proposed General Plan Amendment that relates to the Concord Naval Weapons Station to ensure that potential hazards and safety issues are adequately addressed and any risks to existing and future residents are fully mitigated.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no hazardous materials impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant hazards materials impact; accordingly, this impact would be less than significant.
e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?** *(Less-Than-Significant Impact)*

As noted in the Development Code SEIR, the Development Code includes an Airport Overlay District that features development standards for proposed projects within the Airport Influence Area of Buchanan Field Airport. These regulations would be applicable to any proposed subdivisions within the Airport Overlay District. These regulations require land use applications to be reviewed by the Contra Costa County Airport Land Use Commission and is intended to provide protection to people and property on the ground and to protect Buchanan Field Airport from the encroachment of non-compatible land uses that may interfere with its safe operation.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no airport safety hazard impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant airport safety hazard impact; accordingly, this impact would be less than significant.

f) **For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?** *(Less-Than-Significant Impact)*

See section VIII.e, above. This potential impact would be less than significant.

f) **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?** *(Less-Than-Significant Impact)*

As noted in the Development Code SEIR, proposed development under the General Plan would be subject to review by the City of Concord Police Department as well as the Contra Costa County Fire Protection District for compliance with adopted emergency response plans. Impacts to implementation of an emergency response plan or evacuation plan would be less than significant.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no impact to an emergency evacuation plan that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.
The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant impact to an emergency evacuation plan; accordingly, this impact would be less than significant.

**h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Less-Than-Significant Impact)**

Maps created by CAL FIRE⁴ did not identify any Very High Fire Hazard Severity Zones within the City of Concord, but did identify high fire zones immediately south of the City. The General Plan identifies several policies to address wildland fires including:

- **Policy S-6.1.1:** Require all development projects adjacent to wildland open space to incorporate firebreaks, fire resistant landscaping, and/or fire-resistant building materials in order to minimize potential damage.
- **Policy S-6.1.2:** Require agreements for maintenance of firebreaks established in connection with development as a condition of approval in moderate to high fire hazard areas.
- **Policy S-8.1.2:** Coordinate disaster response planning with surrounding cities, agencies, and Contra Costa County.

The Development Code SEIR determined that this impact would be considered less than significant. The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no wildfire impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant wildfire impact; accordingly, this impact would be less than significant.

---

## IX. HYDROLOGY AND WATER QUALITY

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Violate any water quality standards or waste discharge requirements?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>f. Otherwise substantially degrade water quality?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding of as a result of the failure of a levee or dam?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>j. Inundation by seiche, tsunami, or mudflow?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>
a) Violate any water quality standards or waste discharge requirements? (Less-Than-Significant Impact)

As described in the General Plan EIR, new and increased levels of urban land uses can increase the level of nonpoint pollution through creation of new impervious surface areas, intensification of hazardous material use, and other factors that could ultimately wash to area creeks, Suisun Marsh Wetlands, and the Suisun Bay, adversely affecting water quality and potentially leading to violations of applicable water quality standards. The General Plan included the following policies to address water quality:

- Policy LU–8.2.3: Apply site planning techniques that minimize the amount of impervious paving, promote pedestrian safety, and reduce urban runoff in commercial centers.
- Policy POS-3.1.1: Enhance and maintain the natural values of creeks and major drainage ways.
- Policy POS-3.1.2: Preserve native riparian vegetation and wildlife, and establish riparian corridors along all creeks.
- Policy POS-3.1.3: Require adequate building setbacks for development adjacent to creek banks and major drainage ways to protect neighboring properties from erosion and flooding.
- Policy POS-3.1.4: Support improvements along creeks in consultation and cooperation with creek restoration and design professionals.
- Policy POS-3.1.6: To the extent practical, preserve creeks in a natural condition while providing for the need to convey storm water.
- Policy POS-3.1.7: Improve the quality of underground and surface waters in Concord through coordination with outside agencies.
- Policy POS-3.2.1: Preserve bay marshes, wetlands, and tidal areas adjacent to Suisun Bay and other wetlands and creeks in the Planning Area as open space.
- Policy PF-1.1.3: Coordinate with the San Francisco Bay Regional Water Quality Control Board to provide for the implementation of Storm Water Management Programs intended to protect receiving water sources from pollutants.
- Policy S-4.1.3: Coordinate storm drainage management with appropriate agencies, including the County Flood Control and Water Conservation District, Regional Water Quality Control Board, Army Corps of Engineers, Department of Fish & Game and with the Contra Costa Water District, in the vicinity of the Contra Costa Canal.

In addition to General Plan policies, there are provisions within the Development Code that address water quality, including Chapter 16.05, Stormwater Management and Discharge Control and Chapter 16.10, Grading, Erosion, and Sedimentation Control.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no water quality impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review.
Therefore, the Subdivision Ordinance Update would not result in a significant water quality impact; accordingly, this impact would be less than significant.

b) **Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?** (Less-Than-Significant Impact)

As noted in the General Plan EIR, increased urban development is generally accompanied by decreases in natural ground cover and an increase in impervious surfaces (such as paved areas and buildings). Increasing the area of impervious surface reduces the amount of rain that can be absorbed by the land, increases storm water runoff, and decreases groundwater recharge. The following policies address groundwater recharge:

- Policy LU–8.2.3: Apply site planning techniques that minimize the amount of impervious paving, promote pedestrian safety, and reduce urban runoff in commercial centers.
- Policy LU–10.1.5: Ensure that developers incorporate natural creekways as open space amenities into the design of projects as a condition of approval.
- Policy POS-3.1.1: Enhance and maintain the natural values of creeks and major drainage ways.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no groundwater recharge impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a groundwater recharge impact; accordingly, this impact would be less than significant.

c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?** (Less-Than-Significant Impact)

Erosion potential is highest during earthwork activities for new construction. Construction activities such as excavation or grading, can remove stabilizing vegetation and expose areas of loose soil. These soils can be subject to erosion by wind and storm water runoff. The General Plan included several policies to address erosion, including:

- Policy POS-3.1.3: Require adequate building setbacks for development adjacent to creek banks and major drainage ways to protect neighboring properties from erosion and flooding.

Furthermore, as noted in Subdivision Ordinance Update Section 17.20.030D, all subdivisions shall allow for development consistent with grading and erosion control requirements as specified in Municipal Code Chapter 16.10 (Grading, Erosion and Sedimentation Control), any City grading guidelines, and the
California Building Code.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no impacts related to erosion that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant impact to erosion; accordingly, this impact would be less than significant.

\[ \text{Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Less-Than-Significant Impact)} \]

As described in the General Plan EIR, changes in existing drainage patterns through grading or alterations to the creeks and sloughs can also sheetflow and surface water flow levels and patterns, potentially overwhelming downstream capacity and resulting in flooding. Additional improvements and expansion of the storm drain network would likely be necessary to provide services to new development in the city. The General Plan included several policies to address flooding, including:

- Policy POS-3.1.3: Require adequate building setbacks for development adjacent to creek banks and major drainage ways to protect neighboring properties from erosion and flooding.
- Policy POS-3.1.6: To the extent practical, preserve creeks in a natural condition while providing the need to convey storm water.
- Policy S-4.1.1: Manage development to ensure compliance with the City’s Flood Management Ordinance and the City’s Stormwater Management and Discharge Control Ordinance.
- Policy S-4.1.2: Establish engineering standards for constructing a storm drainage system to protect against loss of life and property and minimize risks of flooding.
- Policy S-4.1.3: Coordinate storm drainage management with appropriate agencies, including the County Flood Control and Water Conservation District, Regional Water Quality Control Board, Army Corps of Engineers, Department of Fish and Game, and with the Contra Costa Water District, in the vicinity of the Contra Costa Canal.
- Policy S-4.1.4: Design storm drainage facilities to meet the Contra Costa County Flood Control and Water Conservation District standards and ensure adequate and safe flow to minimize flooding.
- Policy PF-1.3.5: Require new development to provide any needed storm drains that are not part of the City’s master storm drain system and to incorporate features into site improvement plans to minimize surface runoff.
- Policy PF-1.3.6: Schedule master drainage improvement projects in the Capital Improvements Program.
• Policy PF-1.3.7: Maintain master storm drain system maps that identify locations where easements should be reserved for the eventual installation of pipes and structures to ensure appropriate storm drainage management.

• Policy PF-1.3.8: Continue the Drainage Area Fee Program to fund master storm drainage improvements.

• Policy PF-1.3.9: Ensure that new development provides needed drainage improvements in proportion to a project’s impacts, to assure an equitable distribution of costs to construct and maintain the City’s master storm drainage system.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no impacts related to flooding that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant impact to flooding; accordingly, this impact would be less than significant.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Less-Than-Significant Impact)

See Section IX.a and IX.d, above.

f) Otherwise substantially degrade water quality? (Less-Than-Significant Impact)

See Section IX.a, above.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Less-Than-Significant Impact)

As noted in the General Plan EIR, in order to address hazards specifically posed by proposed development located within a 100-year floodplain, the following mitigation measure was identified. With this measure and the policies included in the General Plan, impacts would be reduced to less-than-significant level.

Mitigation Measure 3.13(a): General Plan Policy S-4.1.2, which requires storm drainage systems be designed to protect against loss of life and property and minimize risks of flooding, shall be supported by commentary that explains that implementing regulations will need to incorporate specific adequate protection of structures located within a 100-year floodplain from flooding hazards.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the
Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no impacts related to flooding that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant flooding impact; accordingly, this impact would be less than significant.

**h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Less-Than-Significant Impact)**

See Section IX.g, above.

**i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Less-Than-Significant Impact)**

The City of Concord is not within a dam inundation area; this potential impact would be considered less than significant.

**j) Inundation by seiche, tsunami, or mudflow? (Less-Than-Significant Impact)**

As noted in the General Plan EIR, Inundation by tsunami waves could affect Concord, but would likely be largely restricted to open space areas along the shoreline of Suisun Bay, although waves could travel up Pacheco Creek and other sloughs, exposing areas along the immediate shoreline to inundation. The General Plan identified the following mitigation measure to reduce this potential impact:

Mitigation Measure 3.7(a) General Plan Policy S-3.2.4, which requires regulation of development to assure adequate mitigation of safety hazards on sites subject to seismic hazards, shall be amended to incorporate the potential threat of a tsunami.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no impacts related to tsunamis that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant tsunamis impact; accordingly, this impact would be less than significant.
### X. LAND USE AND PLANNING

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Impact Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>a)</strong> Physically divide an established community?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td><strong>b)</strong> Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td><strong>c)</strong> Conflict with any applicable habitat conservation plan or natural community conservation plan?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
</tbody>
</table>

**a) Physically divide an established community? (Less-Than-Significant Impact)**

The physical division of an established community typically refers to the construction of physical feature (such as an interstate highway) or the removal of a means of access (such as a local road) that would impact mobility within an existing community, or between a community and outlying area.

As noted in the General Plan EIR, the proposed General Plan does not physically divide any established community. Rather, by providing better connectivity within the City, the General Plan provides more linkages within and between existing communities. Section 17.15.020 (Required Dedications) of the Subdivision Ordinance Update identifies required dedications for bike paths, transit facilities, and other measures supporting connectivity within subdivisions.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no land use impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant land use impact; accordingly, this impact would be less than significant.

**b) Conflict with any applicable land use plan, policy, or regulation of an agency with**
jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Less-Than-Significant Impact)

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no land use impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant land use impact; accordingly, this impact would be less than significant.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (No Impact)

The City of Concord is outside of the area covered by the Eastern Contra Costa County Habitat Conservation Plan. No impact would occur.
XI. MINERAL RESOURCES

Would the project:

<table>
<thead>
<tr>
<th>Option</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Impact Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State? (Less-Than-Significant Impact)

As described in the General Plan EIR, mineral and aggregate resources exist throughout Concord, particularly in developed residential areas east of Clayton Road between Bailey and Kirker Pass, and along the southern city limits. Access to these mineral and aggregate resources is restricted by existing development in residential neighborhoods east of Clayton. However, identified resources along the southern city limits are in an undeveloped area and potential mineral resources within the CNWS have not been assessed. Development under the proposed General Plan could occur in these areas, potentially restricting access to mineral resources. The following proposed policies would reduce potential impacts to mineral resource availability:

- Policy POS-3.5.1: Encourage conservation of valuable mineral resources and provide substantial protection of significant mineral deposits, consistent with the City’s other land use goals.
- Policy POS-3.5.2: Regulate extraction and consumption of mineral resources in accordance with applicable State law.
- Policy POS-3.5.3: Prohibit residential land uses within the mineral resource impacts areas containing mineral deposits of state-wide or regional significance as determined by the California State Mining and Geology Board.
- Policy POS-3.5.4: Preserve significant mineral resource areas in open space areas.
- Policy POS-3.5.5: Require future development in the vicinity of significant mineral resources to be planned and designed to minimize conflict between mineral extraction activities and neighboring land uses.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no mineral
resource impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant mineral resource impact; accordingly, this impact would be less than significant.

\[ b) \text{ Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Less-Than-Significant Impact)} \]

See Section XI,a. above.
XII. NOISE

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</td>
<td>☒</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?</td>
<td>☒</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</td>
<td>☒</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</td>
<td>☒</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</td>
<td>☒</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</td>
<td>☒</td>
<td>☐</td>
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<td>☐</td>
</tr>
</tbody>
</table>

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Less-Than-Significant Impact)

Construction Noise. As discussed in the Development Code SEIR, implementation of the General Plan and Development Code would generate construction related noise. Construction equipment could generate high levels of intermittent noise ranging from 70 dB to 105 dB and may result in excessive noise impacts to persons on noise-sensitive land uses that adjoin construction sites. Although construction activities would result in a substantial noise increase in such locations, this impact would be short-term and would cease upon completion of construction.

Individual development projects will be subject to site-specific environmental review, which may lead to site-level mitigation requirements if significant noise impacts are identified. The following policy would result in the implementation of construction-specific noise policies to limit the hours of construction activities. The Policy would also limit construction noise to Occupation Safety and Health Administration (OSHA) standards, which are based on the potential for worker injury from high noise levels. These standards also would protect persons at nearby noise-sensitive land uses from similar injury.

- Policy S-2.2.6: Limit all construction in the vicinity of noise-sensitive land uses such as residences or
hospitals to between 7:00 a.m. and 7:00 p.m. Construction activities that occur within the allowable times, shall not exceed applicable Occupational Safety and Health Administration noise standards. The applicable OSHA standard is 90 dB over 8 continuous hours or 105 dB over 1 continuous hour at any nearby noise-sensitive land uses.

Through implementation of Policy S-2.2.6, construction-related noise impacts would be reduced to less than significant.

**Roadway Noise.** As described in the Development Code SEIR, the changes proposed by the Development Code (which included a reduction in development) would generate fewer vehicle trips, which would generally result in lower levels of traffic noise. General Plan Policies aim at further reduce impacts from traffic noise:

- Policy LU-1.1.5: Identify opportunities for public/private cooperation and City actions for the mitigation of noise, traffic, and other potential conflicts between commercial uses, multi-family residential uses, and single-family residential neighborhoods.
- Policy S-2.1.1: Use the community noise level exposure standards, shown in Figure 7-8 (of the General Plan), as review criteria for new land uses.
- Policy S-2.1.2: Require a noise study and mitigation measures for all projects that have noise exposure greater than “normally acceptable” levels.
- Policy S-2.1.4: Promote the use of noise attenuation measures to improve the acoustic environment inside residences where existing residential development is located on an arterial street.
- Policy S-2.2.1: Provide for the mitigation of noise exposure in areas of the City exposed to noise levels in excess of the “normally acceptable” standards to the extent feasible (see Figure 7-8 [of the General Plan]).
- Policy S-2.2.5: Require developers to reduce the noise impacts of new development on adjacent properties through appropriate means.
- Policy S-2.1.3: Consider an increase of four or more dBA to be “significant” if the resulting noise level would exceed that described as “normally acceptable” in Figure 7-8 (of the General Plan).

As noted in the Development Code SEIR, based on the existing regulatory requirements, proposed Map changes, and the policies contained within the existing General Plan, future development and operational activities would not expose persons to excessive traffic-related noise levels.

**Rail Noise.** As described in the SEIR, the following General Plan Policies address rail noise:

- Policy S-2.1.1: Use the community noise level exposure standards, shown in Figure 7-8, as review criteria for new land uses.
- Policy S-2.1.2: Require a noise study and mitigation measures for all projects that have noise exposure greater than “normally acceptable” levels.
- Policy S-2.2.1: Provide for the mitigation of noise exposure in areas of the City exposed to noise levels in excess of the “normally acceptable” standards to the extent feasible (see Figure 7-8 [of the General Plan]).

In addition, the Development Code includes performance standards that would ensure that noise levels, including rail noise, would be considered and mitigated as appropriate when development is proposed. Therefore, based on the existing regulatory requirements and the policies contained within the existing General Plan, future development consistent with the General Plan and the Development Code would
not expose persons to excessive rail-related noise levels.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no noise impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant noise impact; accordingly, this impact would be less than significant.

b) **Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? (Less-Than-Significant Impact)**

*Construction Vibration.* As described in the Development Code SEIR, construction equipment such as pile drivers are known to generate substantial vibration levels. Other construction equipment such as bulldozers and rollers do not create the vibration levels of pile drivers; however, these types of equipment are more likely to operate continuously and closer to sensitive receptors, and they may expose persons to excessive vibration levels.

General Plan Policy S-2.1.2 reduces potential impacts from vibration associated with construction activities. The revised policy requires that proposed developments analyze potential, construction-related, vibration impacts through the use of industry-accepted methodologies. The industry-accepted methodologies include the recommended vibration assessment procedure and thresholds provided by public agencies such as Caltrans or the Federal Highway Administration. The text of Policy S-2.1.2 is below:

- Policy S-2.1.2: Require a noise and vibration study and mitigation measures for all projects that have noise and vibration exposure greater than “normally acceptable” levels. Each study shall be prepared using industry-accepted methodologies.

With the implementation of Policy S-2.1.2, short-term construction activities would not expose persons to excessive vibration levels.

*Operational Vibration.* The operation of trains, heavy trucks, and buses within the City can generate ground vibration, which varies considerably depending on vehicle type, weight, pavement conditions, and soil conditions. As noted above, General Plan Policy S-2.1.2 reduces impacts from vibration. Proposed developments will be required to analyze potential, operations-related, vibration impacts through the use of industry-accepted methodologies. The industry-accepted methodologies include the recommended vibration assessment procedure and thresholds provided by public agencies such as Caltrans or the Federal Highway Administration. With the implementation of Policy S-2.1.2, long-term operational activities would not expose persons to excessive vibration levels.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is
prohibited under the General Plan or Development Code. Therefore, there would be no vibration impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site-specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant vibration impact; accordingly, this impact would be less than significant.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Less-Than-Significant Impact)

Implementation of the General Plan and the Development Code would allow for new development and redevelopment within the City, and has the potential to increase traffic on certain roadway segments through altering land uses and traffic patterns. These changes in traffic patterns may create a permanent increase in ambient noise levels for existing land uses next to the affected roadways.

The existing General Plan Policies LU-1.1.5, S-2.1.1, S-2.1.2, S-2.1.4, S-2.2.1, S-2.2.5, and LU-10.1.6 (listed above) provide actions aimed at reducing impacts from traffic noise, and Policy S-2.1.3 provides a threshold to determine if a project’s noise contribution is significant. Therefore, based on the existing regulatory requirements and the policies contained within the existing General Plan, future development and operations-related activities would not expose persons to a permanent increase in ambient noise levels.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no noise impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site-specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant noise impact; accordingly, this impact would be less than significant.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Less-Than-Significant Impact)

As discussed above, construction equipment generates high levels of intermittent noise ranging from 70 dB to 105 dB and may result in excessive impacts to persons on noise-sensitive land uses that adjoin construction sites.

Individual development projects will be subject to site-specific environmental review, which will necessitate identification of site-level mitigation if significant noise impacts are identified. Policy S-2.2.6 would result in the implementation of construction-specific noise policies to limit the hours of construction activities. This policy also limits construction noise to the Occupation Safety and Health Administration (OSHA) standards, which have been based on the potential for worker injury from high noise levels. This also would protect persons at nearby noise-sensitive land uses from similar injury.
Through implementation of Policy S-2.2.6, construction-related noise impacts would be reduced to less than significant.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no noise impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant noise impact; accordingly, this impact would be less than significant.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Less-Than-Significant Impact)

As discussed in the General Plan EIR, Contra Costa County regulates noise related to the Buchanan Field Airport. Ordinance 88-82 restricts the older and noisier models of jet aircraft from operating at Buchanan Field Airport.

Aircraft listed in Federal Aviation Administration (FAA) Advisory Circular 36-3 as being rated over 78 dBA on takeoff are prohibited from operating at Buchanan Field Airport. Between the hours of 10:00 pm and 7:00 a.m., aircraft listed in Advisory Circular 36-3 as being rated over 75 dBA on takeoff are prohibited from operating at Buchanan Field Airport. Implementation of the General Plan would not expose people to excessive noise levels.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no noise impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant noise impact; accordingly, this impact would be less than significant.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Less-Than-Significant Impact)
See Section XII.e, above.
XIII. POPULATION AND HOUSING

Would the project:

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Impact Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</td>
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<tr>
<td>b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</td>
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<tr>
<td>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</td>
<td>☐</td>
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</table>

a) *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Less-Than-Significant Impact)*

As noted in the Development Code SEIR, the Concord Planning Area will accommodate a population of approximately 138,560 people at buildout, an increase of about 11 percent over the current estimated population of 124,440. Over a 23-year period, this represents an average annual growth rate of 0.5 percent, a slightly lower rate than that experienced by the City over the last 25 years, which was about 0.7 percent. The General Plan includes the goals, policies, and principles regarding orderly and efficient urban growth, efficient land use pattern, and development mitigation intended to ensure that adequate transportation infrastructure and public services and facilities are provided to accommodate new development. The potential population growth impact would be considered less than significant.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no population growth impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant population growth impact; accordingly, this impact would be less than significant.

b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Less-Than-Significant Impact)*
As described by the Development Code SEIR, redevelopment caused by new permitted land uses or different densities may remove housing in certain areas, but implementation of the General Plan will increase the overall number of housing units in Concord. Implementation of the General Plan would not displace substantial numbers of existing housing or people, requiring the construction of replacement housing elsewhere. The potential impact would be less than significant.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no population growth or housing impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant population growth or housing impact; accordingly, this impact would be less than significant.

c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Less-Than-Significant Impact)**

See Section XIII,b, above.
Would the project:  

<table>
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<tr>
<th>With a substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection, police protection, schools, parks, other public facilities?</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant Impact</th>
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<tr>
<td>i. Fire protection?</td>
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<tr>
<td>ii. Police protection?</td>
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<tr>
<td>iii. Schools?</td>
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<tr>
<td>i. Other public facilities?</td>
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Police and Fire Services. As described in the General Plan EIR, in order to ensure that new development anticipated by implementation of the General Plan does not adversely affect existing police services, the Concord Police Department will need to hire new police officers in order to maintain the current ratio of 1.3 officers per 1,000 residents. Additionally, portions of the Planning Area located outside of 1.5 mile radius of a fire station and would have a higher than average response times than areas located within the radius.

The applicable Growth Management and Public Services policies contained in the General Plan will insure that new development not only adheres to new police and fire district performance standards, but also pays its share of the costs associated with the provision of additional fire and police facilities. These policies are as follows:

- Policy GM-2.1.2: Require new development to contribute to or participate in the establishment and improvement of parks, fire, police, sanitary sewer, water and flood control systems in proportion to the demand generated by project occupants and users. The City will manage a development mitigation program that ensures new development pays its share of the costs associated with the provision of facilities for parks, fire, police, sanitary facilities, water, and flood control.
- Policy GM-2.1.1: Establish performance standards, to be maintained through capital projects, for
the following facilities and service:

- **Police.** 200 square feet of station per 1,000 residents.

- **Fire.** The Contra Costa County Fire Protection District, which is governed by the County Board of Supervisors, provides fire protection for all residents and nonresidential developments in the Concord Planning Area. The City supports the county’s goals to provide fire safety to the community.

**Policy S-7.1.1:** Evaluate the effects of new development on law enforcement service and take public safety issues into account when reviewing land use proposals.

**Policy S-7.1.2:** Promote effective, community-oriented law enforcement.

With implementation of these policies, the General Plan, and the Subdivision Ordinance Update (which implements the General Plan) would result in less than significant impacts on police and fire services.

**Schools.** The General Plan EIR noted that an increase in student population (associated with development anticipated under the General Plan, represents a 6 percent increase in student enrollment from 2006 levels. No new school facilities will be needed as the existing elementary, middle, and high school facilities are sufficient to accommodate the student population at buildout. Furthermore, policies in the proposed General Plan are aimed at coordinating an increase in demand with appropriate agencies in order to ensure that this new development is met with appropriate school capacity. Proposed General Plan policies that ensure that new residential development does not exceed school capacity would reduce potential impacts to a less than significant level. Implementation on the following proposed General Plan policies would result in impacts that are less than significant:

- **Policy PF-2.1.1:** Maintain and improve educational opportunities in Concord through cooperation with the Mt. Diablo Unified School District (MDUSD), private schools, California State University, community organizations, and the Contra Costa County library system.

- **Policy PF-2.1.2:** Work cooperatively with the MDUSD to ensure that sufficient land is identified and reserved to accommodate projected growth in the community.

- **Policy PF-2.1.3:** Cooperate with the MDUSD in planning for new school sites and facilities and coordinate infrastructure improvements to ensure compatibility with City plans.

- **Policy PF-2.1.4:** Partner with the MDUSD to optimize the joint use of school facilities for community use.

- **Policy PF-2.1.5:** Encourage the establishment of vocational school and other training programs to prepare Concord’s citizens for employment, in addition to traditional educational opportunities.

- **Policy PF-2.1.6:** Ensure that future planning for the Concord Naval Weapons Station reserves adequate land for schools, churches, and community centers.

- **Policy GM-2.1.1:** Establish performance standards, to be maintained through capital projects, for the following facilities and service:

  - **Public Education.** Mount Diablo Unified School District provides public education services in Concord. The City supports the goals of the District pertaining to required instructional activities.

- **Policy GM-2.1.2:** Require new development to contribute to or participate in the establishment and improvement of parks, fire, police, sanitary sewer, water and flood control systems in proportion to the demand generated by project occupants and users. The City will manage a development mitigation program that ensures new development pays its share of the costs.
associated with the provision of facilities for parks, fire, police, sanitary facilities, water, and flood control.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no public service impacts that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant public service impacts; accordingly, this impact would be less than significant.
## XV. RECREATION

### Would the project:

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<th>Potentially Significant Impact</th>
<th>Potentially Significant Impact Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</td>
<td>☐</td>
<td>☐</td>
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<tr>
<td>b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment</td>
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### Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Less-Than-Significant Impact)

As discussed in the Development Code SEIR, based on population growth projections, new development will need to provide a total of 71 acres of new parkland to meet the park standard, while the City would need to provide an additional 195 acres of new parkland to meet the citywide parkland goal.

Although the General Plan requires new development to acquire parks at a ratio of 5 acres per 1,000 new residents, it does not specifically designate new acres of parkland within the City to help meet this standard or goal. Furthermore, acquiring 71 acres of parkland would be difficult given the relatively built out character of Concord. Accordingly, acquiring 71 acres of parkland would be difficult given the relatively built out character of Concord. Accordingly, by creating an increase in the use of existing parks such that substantial physical deterioration of the facility would occur or be accelerated. Requiring a minimum of 71 acres of parkland to be developed as part of the Concord Community Reuse Project as a mitigation measure would reduce this impact to less than significant, as was described in the General Plan EIR.

Without acquiring new parkland for building, the citywide parkland ratio per 1,000 residents would decrease from 5.2 to 4.5, or by 14 percent. This would be a significant impact. The proposed General Plan Amendments evaluated in the Development Code EIR indicated that the Concord Planning Area will accommodate a population of approximately 138,560 people at buildout rather than 142,210 people as previously analyzed in the General Plan EIR. This would result in decreased demand for new parkland. Policy GM-7.2.6 of the Growth Management Element also requires that new residential development provide a ratio of 5 acres of community and neighborhood parks per 1,000 residents. This impact would be considered less than significant. It would be considered significant if a minimum of 71 acres of parkland cannot be acquired.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is...
prohibited under the General Plan or Development Code. Therefore, there would be no recreational facilities impacts that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant recreational facilities impacts; accordingly, this impact would be less than significant.

b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?** (Less-Than-Significant Impact)

See Section XV.a, above.
XVI. TRANSPORTATION/TRAFFIC

Would the project:

| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? |
|---|---|---|---|---|
| Potentially Significant Impact | Potentially Significant Impact | Less Than Significant Impact | No Impact |
| ☐ | ☐ | ☒ | ☐ |

| b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? |
|---|---|---|---|---|
| Potentially Significant Impact | Potentially Significant Impact | Less Than Significant Impact | No Impact |
| ☐ | ☐ | ☒ | ☐ |

| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? |
|---|---|---|---|---|
| Potentially Significant Impact | Potentially Significant Impact | Less Than Significant Impact | No Impact |
| ☐ | ☐ | ☒ | ☐ |

| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? |
|---|---|---|---|---|
| Potentially Significant Impact | Potentially Significant Impact | Less Than Significant Impact | No Impact |
| ☐ | ☐ | ☒ | ☐ |

| e) Result in inadequate emergency access? |
|---|---|---|---|---|
| Potentially Significant Impact | Potentially Significant Impact | Less Than Significant Impact | No Impact |
| ☐ | ☐ | ☒ | ☐ |

| f) Conflict with adopted polices, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? |
|---|---|---|---|---|
| Potentially Significant Impact | Potentially Significant Impact | Less Than Significant Impact | No Impact |
| ☐ | ☐ | ☒ | ☐ |

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Freeway Operations. As discussed in the Development Code SEIR and the Statement of Overriding Consideration (SOC), implementation of the General Plan will contribute to impaired freeway operations, which would remain at a substandard level of service (i.e., LOS F). No feasible mitigation measures have been identified that would reduce freeway impacts to a level that is less than significant. Increasing freeway capacity by adding lanes would not be feasible because of the high cost, the negative impacts on air quality, and other factors. Adding lanes is inconsistent with the policies of the responsible regional agencies. As noted previously, MTC’s regional transportation plan makes no
commitments to widen freeway facilities in the county. The emphasis is on maintaining and enhancing the existing and supporting multimodal solutions, and no funding for freeway widening over the planning horizon for the General Plan.

The Subdivision Ordinance Update would not result in new significant impacts that have not been previously identified in the Development Code SEIR and SOC, and would not substantially increase the severity of previously identified significant environmental impacts. The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no new transportation that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a new significant transportation impact.

*Roadway Segments and Intersection Operations.* As noted in the Development Code SEIR and Statement of Overriding Consideration, the implementation of the General Plan would contribute to substandard roadway segment and intersection operations. No feasible mitigation measures were identified to reduce roadway segment and intersection operations impacts to a less than significant level.

The Subdivision Ordinance Update would not result in new significant impacts that have not been previously identified in the Development Code SEIR and SOC, and would not substantially increase the severity of previously identified impacts. The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no new transportation that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a new significant transportation impact.

b) *Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (Less-Than-Significant Impact)*

See section XVI.a, above.

c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a*
change in location that results in substantial safety risks? (No Impact)

The Subdivision Ordinance Update would have no impact on air traffic patterns.

d) **Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?** (Less-Than-Significant Impact)

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no transportation hazard impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site-specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a new significant transportation hazard impact.

e) **Result in inadequate emergency access?** (Less-Than-Significant Impact)

As noted in the Development Code SEIR, proposed development under the General Plan would be subject to review by the City of Concord Police Department as well as the Contra Costa County Fire Protection District for compliance with adopted emergency response plans. Impacts to implementation of an emergency response plan or evacuation plan would be less than significant.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no impact to an emergency evacuation plan that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site-specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a significant impact to an emergency evacuation plan; accordingly, this impact would be less than significant.

f) **Conflict with adopted polices, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?** (Less-Than-Significant Impact)

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. Section 17.15.020 (Required Dedications) of the Subdivision Ordinance Update identifies required dedications for bike paths, transit facilities, and other measures supporting
alternative transportation. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no transportation impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a new significant transportation impact.
XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

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<th>Would the project:</th>
<th>Potentially Significant Impact</th>
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<td>a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</td>
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<tr>
<td>b) 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?</td>
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<td>c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</td>
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<td>d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</td>
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<td>e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?</td>
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<td>f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</td>
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<td>g) Comply with federal, State, and local statutes and regulations related to solid waste?</td>
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<tr>
<td>a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Less-Than-Significant Impact)</td>
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</table>

As described in the Development Code SEIR, the Central Contra Costa Sanitary District (CCCSD) owns, operates, and maintains the CCCSD Treatment Plant in Concord. Treating an average of approximately 45 million gallons of wastewater per day generated in its 146-mile service area, the plant has a treatment capacity of 55 million gallons per day (mgd) and 240 mgd of wet weather flow. As discussed in the General Plan EIR, the General Plan contains a number of goals, policies, and actions that serve to reduce water consumption. The same provisions would serve to reduce wastewater generation, since they are in direct relationship with one another. Implementation of the General Plan would not exceed the wastewater treatment requirements of the Regional Water Quality Control Board.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is
b) **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? (Less-Than-Significant Impact)**

As discussed in the Development Code Programs SEIR, the amended General Plan projections are consistent with the City of Concord’s current water demand projections and meets wastewater treatment requirements of the Regional Water Quality Control Board. No new or substantially more severe impacts would be associated with the implementation of the General Plan.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no utility impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a new significant wastewater impact.

c) **Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Less-Than-Significant Impact)**

As analyzed in the General Plan, the City of Concord Capital Improvement Program has allocated approximately $3 million for various pipeline improvements and repairs to existing storm water facilities. Any new development that would occur within the General Plan area, including subdivision, would be required to coordinate with utility providers to assure that stormwater services are adequately provided. This impact would be less than significant.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no utility impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific
proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a new significant wastewater or water impact.

d) **Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Less-Than-Significant Impact)**

As described in the General Plan EIR, according to assumptions provided by the CCWD, Concord’s 2006 water demand was estimated at 22,480 acres per feet per year. At buildout, the proposed General Plan would increase water demand by 12 percent to 25,690 acres per feet per year. CCWD does not envision any constraints to providing water to infill developments proposed by the General Plan in the existing built-out parts of the City, as long as such developments are not anomalies in terms of typical water use.

General Plan policies that ensure that new developments coordinate with the Contra Costa Water District (CCWD) and participate in the establishment and improvement of water and flood control systems in proportion to the demand generated by project occupants and users would reduce this impact to a less than significant level.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no utility impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a new significant wastewater or water impact.

e) **Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments? (Less-Than-Significant Impact)**

See Section XVII.a, above.

f) **Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs? (Less-Than-Significant Impact)**

As described in the Development Code SEIR, the City’s solid waste capacity is sufficient to meet the needs of projected growth until 2030 (General Plan EIR, December 2006). Potential solid waste impacts were found to be less than significant with implementation of the following General Plan Policies:

- Policy PF-1.5.1: Expand reduction and recycling efforts within the City to divert increasingly larger portions of the waste stream from local landfills.
• Policy PF-1.5.3: Prepare informational handouts and web-based materials for the public regarding opportunities to reduce waste at homes and businesses, as well as methods for safe disposal of hazardous materials.

• Policy PF-1.5.4: Require builders to incorporate adequate storage areas appropriately screened from the street for recyclables into new multifamily, commercial, and industrial structures.

Projected population growth under the General Plan is not anticipated to generate significant additional solid waste demand. Further, the Development Code includes development standards relating to solid waste, recycling, and green waste materials storage.

The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no waste impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a new significant waste impact.

\textbf{g) Comply with federal, state, and local statutes and regulations related to solid waste?}
\textit{(Less-Than-Significant Impact)}

The Subdivision Ordinance Update would comply with all federal, state and local statutes and regulations related to solid waste. The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no waste impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

The Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. Therefore, the Subdivision Ordinance Update would not result in a new significant waste impact.
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

<table>
<thead>
<tr>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Impact Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
</table>

a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?** ☒

b) **Does the project have impacts that are individually limited, but cumulatively considerable?**

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The Subdivision Ordinance Update would make revisions and clarifications to various sections of the Subdivision Ordinance to ensure consistency with and successful implementation of the General Plan and Development Code. The Subdivision Ordinance Update does not authorize any specific development. As such, the Subdivision Ordinance Update would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

In addition, the Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review.

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

The proposed project involves the adoption of the City’s Subdivision Ordinance Update, which guides future development. No specific development projects would occur as a result of the proposed Subdivision Ordinance Update and therefore, the project, in itself, would not result in cumulative impacts.

Cumulative impacts associated with future development have been evaluated at a program level in the General Plan EIR and the Development Code SEIR. The Subdivision Ordinance Update would not permit subdivision of land resulting in land uses of greater density or intensity than permitted under the General Plan or Development Code, and would not allow new development in areas where such development is prohibited under the General Plan or Development Code. Therefore, there would be no cumulative impact that has not been previously examined or adequately addressed in the General Plan EIR or the Development Code SEIR.

In addition, the Subdivision Ordinance Update does not grant entitlements for new projects or include site-specific proposals; any future development would be required to undergo a site specific environmental review. This impact would be less than significant.

\(c\) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Less-Than-Significant Impact)

As described within this environmental check list, the Subdivision Ordinance Update would not have an environmental effect that would cause substantial adverse effects on human beings either directly or indirectly. Impacts would be less than significant.
5. REPORT PREPARATION

A. REFERENCES


City of Concord Municipal Code, Section 18.150.110, Outdoor lighting.

City of Concord Municipal Code, Title 18, Development Code.

City of Concord Municipal Code, Draft Title 17, Subdivision Ordinance.

City of Concord General Plan, October 2, 2007.


