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1. Project Title: **Masonic Temple Relocation & Galindo Property Master Plan**
2. Lead Agency Name and Address: **City of Concord
Community and Economic Development Department
1950 Parkside Drive, MS/53
Concord, CA 94519**
3. Contact Person and Phone Number: **Project - Chuck Gabrysiak, (925) 381-8606

CEQA - Frank Abejo, Senior Planner, (925) 671-3128**
4. Project Location: **The project is located at 1771 Amador Avenue and other properties generally located west of Amador Avenue, south of Clayton Road, and around Marina Court.**
5. Project Sponsor's Name and Address: **Concord Historical Society
Attn: Chuck Gabrysiak
PO Box 404
Concord, CA 94522**
6. General Plan Designation: **Parks and Recreation and Downtown Mixed Use**
7. Zoning: **PR (Parks and Recreation) and DMX (Downtown Mixed Use)**
8. Description of Project:
The project proposes to rehabilitate two historical structures (the Galindo Home and Masonic Temple) to be used as a museum and historical resource center, and for hosting various events such as meetings, fundraisers, and weddings. The project will be located on an approximately 2-acre site comprised of seven parcels that make up the 1.82-acre "Galindo Property" and a contiguous 0.2-acre parcel located on Clayton Road, northwest of the Galindo Property.
- The Galindo Properties will be merged from seven parcels into two parcels separated by Marina Court. The parcel north of Marina Court includes the Galindo Home and Galindo Gardens. The approximately 3,300 square foot Galindo Home will be rehabilitated for use as a museum displaying 19th Century artifacts, including items originally owned by the Galindo Family. The museum will be open for docent-led tours on Wednesdays and Sundays, from Noon to 4:00 p.m., with additional museum hours planned for the future. The project also proposes to construct a new gazebo, water tower, and a 12-car parking lot west of the Galindo Home. The water tower will be a replica of the original Galindo Home water tower and will be used to supply well water for irrigation. The gazebo and surrounding Galindo Gardens will be used for outdoor events including weddings and other social celebrations between May and October. A new parking lot is proposed on the parcel south of Marina Court for museum and events parking for up to 39 cars.
- The Masonic Temple will be relocated from its current site at 1765 Galindo Street to a vacant 0.2-acre parcel located northwest of the Galindo Property on Clayton Road. The approximately 12,000 square foot building will house the "Concord History Museum and Resource Center," and will be open to the public one day a week from Noon to 4:00 p.m. The building will also host up to 12 special events per year, including guest speakers and historical presentations, special shows or exhibits of historical artifacts, 1950's style sock hops and other dances, social events, and fundraisers. Attendance at these events will be restricted to 120 people.

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.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> None |

Determination:

On the basis of this initial study:

- 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.

_____	_____
Signature	Date
_____	_____
Printed Name	Date

ISSUES.

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
I. AESTHETICS -- <i>Would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	
<p><u>Discussion:</u></p> <p>a) Less Than Significant Impact. The Concord 2030 Urban Area General Plan does not identify any scenic vistas or resources on or within view of the project site. Further, the project site does not contain any features commonly associated with scenic vistas, such as ridgelines or prominent peaks. Therefore, development of the proposed project would not have an adverse effect on a scenic vista.</p> <p>b) No Impact. The nearest State scenic highway is State Route 24 near Walnut Creek, approximately 6 miles southwest of the project site. This distance precludes the possibility of impacts on a State scenic highway. No impacts would occur.</p> <p>c) Less Than Significant Impact. The proposed project will alter the site through the removal of approximately 24 trees, site grading, and the construction of improvements including a gazebo, water tower, parking areas, and relocation of the Masonic Temple. However, these changes would not result in significantly altering the character of the site or surrounding area in that: 1) grading will be minimal and will maintain the overall site topography, 2) the majority of trees will be preserved, 3) existing improvements such as the Galindo Home and surrounding gardens will remain largely unchanged and will continue to figure prominently in the existing aesthetic, and 4) the design and scale of the new gazebo and water tower are compatible with other structures on the site and surrounding area, and 5) additional landscaping to further enhance the site. Therefore, impacts on visual character would be less than significant.</p> <p>d) Less Than Significant Impact. The project site is within an urban setting with several existing sources of light and glare including the residential development to the east and west of the project site as well as the church located to the south of the project site. Additionally, street lighting along Clayton Road and Amador Avenue also contributes to the existing light and glare within the project vicinity.</p> <p>The proposed project would include parking lot lighting standards at a height of 20-feet within the perimeter of the proposed parking area. All project lighting would be required to comply with the provisions of Article IV, Division 1, Section 122-304, of the City's Development Code. Compliance with the City's lighting requirements would ensure that potential impacts are less than significant.</p>				
II. AGRICULTURE AND FOREST RESOURCES --<i>Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the				X

	Summary of Impacts			
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Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined by Public Resources Code section 4526)?				X
d) Results in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

Discussion:

- a) **No Impact.** The project site is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, there would be no conversion of any farmland to a non-agricultural use as a result of the proposed project.
- b) **No Impact.** The proposed project site is not under a Williamson Act Contract. No impact would occur.
- c) **No Impact.** No forest land is located on or in the immediate vicinity of the proposed project site. Accordingly, no impact would occur.
- d) **No Impact.** No forestland is located on or in the immediate vicinity of the proposed project site. As such, project implementation would not result in the loss of forestland or conversion of forestland to a non-forest use. No impact would occur.
- e) **No Impact.** As previously stated, there are no existing agricultural operations adjacent to or in the immediate vicinity of the project site. For this reason, no impact would occur.

III. AIR QUALITY -- *Would the project:*

a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X		
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 threshold for ozone precursors)?			X	

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

Discussion

- a) **Less than Significant Impact.** The proposed project is located in the San Francisco Bay Area Air Basin, which is a state and federal “non-attainment” area for ozone and a state “non-attainment” area for particulate matter with less than a 10-micron diameter (PM10). To achieve attainment, the Bay Area Air Quality Management District (BAAQMD) has developed both the Revised San Francisco Bay Area Ozone Attainment Plan for the 1-Hour National Ozone Standard (in compliance with the Federal Clean Air Act) and the Bay Area 2000 Clean Air Plan (in compliance with state law). These plans contain mobile source controls, stationary source controls and transportation control measures to be implemented in the region to attain the State and Federal ozone standards within the Bay Area Air Basin. The project site is situated in a developed area of Concord that is conveniently served by public transit including the County Connection and Bay Area Rapid Transit (BART). Accordingly, the proposed project would implement applicable transportation control measures. Therefore, the project would not conflict with or obstruct implementation of the applicable air quality plan. Impacts would be less than significant.
- b) **Less Than Significant Impact With Mitigation.** The proposed project would involve minimal grading of the project site, but has the potential to raise localized ambient concentrations of fugitive dust. However, the project would be required to implement BAAQMD control measures for controlling PM10 emissions from construction activities. As such, standard fugitive dust control mitigation is proposed that would reduce this impact to a level of less than significant.

Mitigation AIR-1:

During construction, all activities shall apply the following BAAQMD control measures to control dust during construction. These practices shall be incorporated into the project and include:

- Water all active construction areas at least twice daily and more often during windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.
- Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least 2 feet of freeboard.
- Sweep daily (preferably with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality.
- Sweep streets daily (preferably with water sweepers) if visible soil materials is carried onto adjacent public streets.
- Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- Replant vegetation in disturbed areas as quickly as possible.

The following are additional mitigation measures recommended by the BAAQMD to reduce engine exhaust emissions:

- Use alternative fueled construction equipment.
- Minimize idling time (5 minutes maximum).
- Maintain properly tuned equipment.
- Limit the hours of operation of heavy equipment and/or the amount of equipment in use.

- c) **Less Than Significant Impact.** The proposed project would not require a change to the site’s General Plan land use designation, would not individually exceed any significance criteria (refer to Impact 3b), and the project is within a

	Summary of Impacts			
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<p>jurisdiction that implements the emission reduction measures contained in or derived from the Air Quality Management Plan. Therefore, the project would not have a significant cumulative impact on air quality. Impacts would be less than significant.</p> <p>d) Less Than Significant Impact. Sensitive receptors are facilities that house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Based upon the anticipated event center land use, the proposed project would not be considered a sensitive receptor. As such, impacts would be less than significant.</p> <p>e) No Impact. The proposed land use is not considered an odor-generating land use. No impact would occur.</p>				
IV. BIOLOGICAL RESOURCE -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
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?				X
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?				X
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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
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?				X
<u>Discussion</u>				
<p>a) No Impact. Search of the California Natural Diversity database indicates there are no rare, threatened, or endangered species on the site. The project is not located within a sensitive natural community of the City, state or federal agency. No impact would occur.</p> <p>b) No Impact. No wetland features as defined by the U.S. Army Corps of Engineer's criteria are found within the project site. No impact would occur.</p>				

	Summary of Impacts			
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<p>c) No Impact. As stated above, no wetland features as defined by the U.S. Army Corps of Engineer's criteria are found within the project site. No impact would occur.</p> <p>d) No Impact. The project site is located within an existing urban environment. Most of the project site has been previously disturbed and contains the existing Galindo home. No wildlife corridors or native wildlife nurseries are located within the project area. Accordingly, no impact would occur.</p> <p>e) Less Than Significant. Approximately 24 trees would be removed as part of the proposed project, including six protected trees, as defined by the Development Code, on the portion of the project site in which the Masonic Temple would be relocated to (Assessor's Parcel Number 126-152-032). Although the Development Code encourages the preservation of protected trees, it also allows for their removal when reasonable due to the health of the trees, or conflicts with existing or proposed improvements and the use of the property. The Development Code also provides standards for the replacement of protected trees. The project minimizes tree removal to the extent practicable and preserves many of the existing trees, including two native valley oak trees. The project will also be required to provide replacement trees and to comply with the recommendations contained in the Tree Assessment at 1900 Clayton Road prepared by Waraner Tree Experts prior to any tree removal activities.</p> <p>f) No Impact. The site is not within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other conservation plan. This condition precludes the possibility of the proposed project conflicting with an adopted conservation plan. No impact would occur.</p>				
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	
<u>Discussion</u>				
<p>a) Less Than Significant Impact. Based upon a review of databases on statewide historical, archeological, and paleontological resources, including the California Historical Resource Information System (CHRIS), as well as information provided by the Concord Historical Society dated January 10, 2013 the Galindo Home was identified as a historic resource at the site. This historic resource is listed on the National Registry of Historic Places and would not be impacted by the proposed project. As described in the Concord Historical Society's Review of Standards and Guidelines for Treatment of Historic Properties dated January 17, 2013, the Concord Masonic Relocation Project would be completed consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties and Guidelines for Historic Buildings. In the event sub-surface historical, cultural, or archeological sites or materials are disturbed during earth disturbances and grading activities on the site, standard conditions of approval are included to reduce potential impacts to a</p>				

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
less than significant level.				
b) Less Than Significant Impact. Please refer to discussion a) above.				
c) Less Than Significant Impact. Please refer to discussion a) above.				
d) Less Than Significant Impact. There is a small likelihood of human remain discovery on the project site. During all grading activities, standard Conditions of Approval would be required to address accidental discovery of human remains. Impacts would be less than significant.				
VI. GEOLOGY AND SOILS -- <i>Would the project:</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
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?			X	
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?			X	
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?				X
<u>Discussion</u>				
a) Less Than Significant Impact. i. According to a Fault Rupture Hazard Evaluation and Addendum prepared by Earth Focus Geological Services, the closest trace of the Concord fault zone to the site appears to be the east trace that is located approximately 250 feet to				

	Summary of Impacts			
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<p>the southwest of the project site. Based upon a review of all previous trench data for construction sites within a 1,000-foot radius of the subject site, a thorough review of aerial photographs dating back to 1939, and reconnaissance-level observations near the site, the Fault Rupture Hazard Evaluation evaluated the potential for fault rupture at the site to be low. Impacts would be less than significant.</p> <p>ii. Although the site is subject to strong ground shaking from the Concord fault as well as Hayward fault located approximately 13.6 miles to the southwest of the site, any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code (UBC). All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. Impacts would be less than significant.</p> <p>iii. As part of the project's standard Conditions of Approval a final geotechnical report would be required prior to grading or building permit issuance. The adherence to the recommendations in the geotechnical report would ensure that impacts would be less than significant.</p> <p>iv. The topography of the site and surrounding area is fairly flat. Therefore, potential landslide impacts would be less than significant.</p> <p>b) Less Than Significant Impact. Construction activities associated with the proposed project may result in soil erosion or the loss of topsoil. Vegetation removal, grading, and excavation would expose barren soil, and therefore, create the potential for soil erosion or loss of topsoil. Project construction activities would be required to obtain coverage under the General Permit for Construction Activities issued to the State Water Resources Board. To obtain coverage, the project applicant would be required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP), which identifies Best Management Practices (BMPs) to control erosion to the maximum extent feasible. The implementation of the erosion control BMPs would ensure that the project would not result in substantial erosion or the loss of topsoil. Impacts would be less than significant.</p> <p>c) Less Than Significant Impact. The project area contains primarily the BaA (Botella Clay Loam, 0 to 2 percent slopes) soil type and has a moderate runoff potential with a moderate erosion potential but is not identified as a soil type that would be anticipated to result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse. In addition, development of the proposed project would include grading and soil engineering activities that would ensure that the building foundation and other developed areas are adequately supported and would not be susceptible to soil failure. Impacts would be less than significant.</p> <p>d) Less Than Significant Impact. The effects of expansive soils could damage foundations and aboveground structures, paved parking areas, and concrete slabs. Surface structures with foundations constructed in expansive soils would experience expansion and contraction depending on the season and the amount of surface water infiltration. The expansion and contraction due to the behavior of expansive soils could exert enough pressure on the structures to result in cracking, settlement, and uplift. Pursuant to the USDA Web Soil Survey for the project area, BaA (Botella Clay Loam, 0 to 2 percent slopes) soils are reported to have a moderate shrink-well capacity. Adherence to the recommendations in the final geotechnical report would ensure that impacts would be less than significant.</p> <p>e) No Impact. The project would not require the use of a septic system. No impacts would occur.</p>				
VII. GREENHOUSE GAS EMISSIONS -- <i>Would the project:</i>				
a) Generate greenhouse gases, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			X	

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact

Discussion

- a) **Less Than Significant Impact.** Greenhouse gases (GHG) are primarily caused by the release of CO₂ and other GHG's from the consumption of fossil fuels. A major source of GHG's is CO₂ from vehicle emissions. Additional GHG sources include energy consumption in buildings such as homes. The Bay Area Air Quality Management District (BAAQMD) has adopted a significance threshold of 1,100 Metric Tons of CO₂e (Equivalent Carbon dioxide) per year for GHG. This roughly equates to 2,400,000 lbs/yr of CO₂e or 1,200 tons/yr of CO₂e. The project's greenhouse gas emissions would be less than the BAQQMD's threshold of significance. Therefore, the project would generate a less than significant amount of greenhouse gas emissions and would not have a significant impact on the environment.
- b) **Less Than Significant Impact.** The City is in the process of preparing a Climate Action Plan. The proposed project is consistent the applicable local plans, policies, and regulations and would not conflict with the provisions of AB 32, the applicable air quality plan, or any other State or regional plan, policy or regulation of an agency adopted for the purpose of reducing greenhouse gas emissions. As discussed above, the project would have a less than significant generation of greenhouse gases. In addition, the following standard measures are included as part of the project or existing environment and would lessen the GHG emissions:
- The proposed new development is within the City's Planning Area Boundary and is in compliance with the General Plan for the site;
 - The project site is located within an area served by public transit, and pedestrian and bicycle lanes;
 - The proposed project incorporates drought-resistant landscaping with efficient irrigation; and
 - A minimum of two bicycle parking spaces will be provided.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- *Would the project:*

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
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?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
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?				X

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
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?				X

Discussion

- a) **Less Than Significant Impact.** The proposed project consists of the relocation of the Masonic Temple for use for community events, fundraising activities, and rentals to a variety of community groups. The building would also be used for the Concord History Museum and Resource Center. As such, the proposed project would not routinely transport, use, or dispose of hazardous materials. It would be expected that common commercial cleaning substances such as solvents would be used at the site. However, these types of substances would not create a significant hazard to the public or the environment. Impacts would be less than significant.
- b) **Less Than Significant Impact with Mitigation.** Because the Masonic Temple was constructed prior to 1980, there is the potential for asbestos or lead based paint to be present in the structure. However, the project would be required to implement BAAQMD control measures for asbestos and lead based paint from construction activities. As such, mitigation is proposed that would reduce this impact to a level of less than significant.

Mitigation HAZ-1:

Prior to renovation, an asbestos and Lead Based Paint (LBP) survey shall be performed for all structures constructed prior to 1980 that may be demolished or renovated during project construction activities. Known or suspected asbestos-containing materials shall be abated by a certified asbestos abatement contractor in accordance with BAAQMD regulations and notification requirements.

If LBP is identified, federal and State construction worker health and safety regulations shall be followed during renovation or demolition activities. If loose or peeling LBP is identified, it shall be removed by a qualified lead abatement contractor and disposed of in accordance with existing hazardous waste regulations. Other hazardous materials associated with buildings, such as fluorescent lights and electrical switches, shall be disposed of in accordance with Department of Toxic Substances Control hazardous waste regulations.

- c) **No Impact.** There are no schools within one quarter-mile of the project site. No impact would occur.
- d) **Less Than Significant Impact.** Based on a search of the California Department of Toxic Substances Control Database, the project site does not contain any known EPA-National Priority List sites, State response sites, voluntary cleanup sites, or any school cleanup sites. According to the Concord Historical Society, historical records indicate the site was never used for commercial purposes or for the storage of oil, gas, or other hazardous products. Additionally, pesticides were not used in the family garden or orchard. The site was historically used for residential uses. For these reasons, the project site is not believed to contain any contamination and the development of the proposed project would not create a significant hazard to the public or the environment. Impacts would be less than significant.

	Summary of Impacts			
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e) No Impact. The project site is not located within the boundaries of the land use compatibility plan for Buchanan Field Airport. This condition precludes the possibility of the proposed project creating aviation safety hazards for people residing or working in the project area. No impacts would occur.				
f) No Impact. There are no private airstrips within the vicinity of the project site. This condition precludes the possibility of the proposed project creating aviation safety hazards for people residing or working in the project area. No impacts would occur.				
g) No Impact. As shown on the project plans, site access would be provided via Marina Court. Additionally, the project would be subject to compliance to conditions of approval from the Police Department and Contra Costa County Fire Protection District. Accordingly, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No impacts would occur.				
h) No Impact. The project site is located in an urban developed area and is surrounded by existing development. The project site is not intermixed or located adjacent to wildlands. The proposed project would be required to comply with all applicable Fire Code and fire suppression systems, as required by the Contra Costa County Fire Protection District. Therefore, the proposed project would not expose people or structures to significant risks associated with wildland fires. Impacts would be less than significant.				

IX. HYDROLOGY AND WATER QUALITY -- *Would the project:*

a) Violate any water quality standards or waste discharge requirements?				X
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)?			X	
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?			X	
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?			X	
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?			X	
f) Otherwise substantially degrade water quality?			X	
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?				X

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structure to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Discussion

- a) **No Impact.** The proposed project would be served by the Central Contra Costa County Sanitary District sanitary sewer system and not directly discharge waste into any water bodies. Therefore, no impacts would occur.
- b) **Less Than Significant Impact.** The proposed project would obtain potable water from the Contra Costa Water District and use well water for irrigation. The area that will be irrigated with groundwater is not extensive and would not result in depleting groundwater supplies or interfering with groundwater recharge. There are no known wells nearby that would be affected by the project.
- c) **Less Than Significant Impact.** Since the project site exceeds one acre in size the proposed project would be required to comply with the NPDES General Permit for Discharges of Storm Water Runoff Associated with Construction Activity (General Construction Permit). The NPDES permit requires the applicant to prepare a SWPPP for construction phases of the proposed project, as required by the RWQCB. Compliance with the SWPPP and the prescribed BMPs would ensure that impacts associated with erosion during project construction would remain less than significant.
- d) **Less Than Significant Impact.** There are no natural drainage features such as a stream or river on the project site or vicinity. Therefore, the potential impact on natural drainage features is less than significant. Further, the project would result in a minimal increase in additional impervious surface as a result of the building relocation and associated parking areas. The City's Engineering Services Division reviewed the proposed project and determined that it would not result in a substantial increase in water runoff.
- e) **Less Than Significant Impact.** Implementation of the proposed project would result in minimal additional runoff water which would not exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The project would add approximately 25,211 square-feet of impervious surface coverage to the project site. Runoff from the impervious surfaces would be collected in several C.3 treatment areas on the perimeter of the site that would promote percolation prior to discharging into the City's stormwater drainage system. These features would promote onsite recharge in the swales. Therefore, the proposed project would have a less than significant impact.
- f) **Less Than Significant Impact.** The proposed project would implement standard stormwater quality treatment controls to treat runoff prior to discharge from the project site. The incorporation of these features into the project would ensure that the proposed project would not create substantial sources of polluted runoff. Additionally, the proposed project does not have any unusual characteristics that create sources of pollution that would degrade water quality. Impacts would be less than significant.
- g) **No Impact.** No housing is proposed as part of this project. As such, no impacts would occur.

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
h) No Impact. The project site is not located within the boundaries of a 100-year flood hazard zone. This condition precludes the possibility of placing structures in such an area. No impacts would occur.				
i) No Impact. There are no dams or levees upstream of the project site. This condition precludes the possibility of the project site flooding because of dam or levee failure. No impacts would occur.				
j) No Impact. Although tsunamis can occur and cause tidal surges in San Francisco Bay, these events are extremely rare and would not result in wave run-up capable of causing flood damage within the project site. San Francisco Bay greatly attenuates tsunamis that might reach the Golden Gate area. No bodies of water large enough to cause a seiche are present near the project site. Therefore, tsunami and seiche hazards are considered less than significant.				

X. LAND USE AND PLANNING -- Would the project:				
a) Physically divide an established community?			X	
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?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion

a) **Less Than Significant Impact.** The physical division of an established community typically refers to the construction of a physical feature, such as an interstate highway or railroad tracks, or removal of a means of access, such as a local road or bridge that would impair mobility within an existing community or between a community and outlying area.

The project site is surrounded by an established, built-up urban area. The proposed event/museum use of the project is compatible with surrounding land uses which include residential uses to the east and west, a church located to the south, and an undeveloped commercial parcel to the south which features the Masonic Temple proposed for relocation as part of this project. As such, the proposed project would not divide an established community or create land use conflicts with surrounding properties. Impacts would be less than significant.

b) **Less Than Significant Impact.** The site has a General Plan land use designation of Parks which is intended for improved and unimproved park facilities and Downtown Mixed Use which is intended for high density mixed-use development in Central Concord. The site's designated zone district is Parks and Recreation and Downtown Mixed Use. The proposed use is permitted within the Downtown Mixed Use zone district. Further, the project has been designed to comply with the applicable General Plan and Development Code policies. As conditioned and with adherence to the City's Development Code, impacts would be less than significant.

c) **No Impact.** The project site is not within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other conservation plan. This condition precludes the possibility of the proposed project conflicting with an adopted conservation plan. No impacts would occur.

XI. MINERAL RESOURCES -- Would the project:

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
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?				X
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?				X

Discussion

- a) **No Impact.** There are no known mineral resources of value to the region or the residents of the state at the subject site.
- b) **No Impact.** The project site is not identified as being within a Mineral Zone in the City's General Plan. Therefore, the development of the project site would not result in the loss of locally important mineral resources identified on a local general plan. No impacts would occur.

XII. NOISE – Would the project:

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?		X		
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
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?				X
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?				X

Discussion

- a) **Less Than Significant Impact with Mitigation.** The proposed project is anticipated to have up to 24 outdoor events per year on Saturdays (four per month) primarily in May through October. Events would include weddings, fundraisers, and other social events and would be held in the Galindo Gazebo and Galindo Garden. Proposed events would have a maximum capacity of 120 persons and would include recorded and acoustic music as well as small live groups with limited

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
<p>amplification. The Concord Historical Society also anticipates holding up to 12 special events per year in the Masonic Temple.</p> <p>The primary existing noise source at the project site is transportation related via Clayton Road and Amador Avenue. However, existing noise levels at the project site and nearby sensitive receptors (residential uses) are estimated to be within the “normally acceptable” range as defined by Figure 7-8 in the City’s General Plan.</p> <p>As indicated in the project description and conditions of approval, the applicant has agreed to limit the number of outdoor events to no more than 24 events per year on Saturdays with a maximum of 120 persons attending each event. Noise generated by the proposed outdoor special events would not be significant as defined by Policy S-2.1.3 of the General Plan. With implementation of the following mitigations, the project would have a less than significant impact.</p> <p><u>Mitigation NOI-1:</u> All music shall terminate by 8:00 p.m. for all outdoor events. Any music shall be directed away from the adjacent residences to the west of the project site and shall be limited to authorized outdoor events only.</p> <p><u>Mitigation NOI-2</u> A security plan shall be approved by the Concord Police Department and Planning Division for all special events. The security plan shall include contact information for the person(s) who can respond to noise complaints and other issues during the event(s).</p> <p>b) Less Than Significant Impact. The project may generate ground borne vibration or shaking events during project construction. These potential impacts would be limited to project construction and would be less than significant with adherence to standard conditions of approval regarding construction hours and equipment specifications.</p> <p>c) Less Than Significant With Mitigation. Please refer to discussion a) above.</p> <p>d) Less Than Significant Impact. Short-term noise impacts would be associated with excavation, grading, and construction activities. The City of Concord would require that all construction vehicles and equipment, fixed or mobile, be equipped with properly maintained and functioning mufflers. All construction and grading operations would be required to comply with standard conditions of approval regarding noise performance standards.</p> <p>e) No Impact. The project site is not located within an airport land use plan. No impacts would occur.</p> <p>f) No Impact. The project site is not located within the vicinity of a private airstrip. No impacts would occur.</p>				
XIII. POPULATION AND HOUSING -- <i>Would the project:</i>				
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)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
<u>Discussion</u>				
<p>a) Less Than Significant Impact. No new homes or businesses are proposed as part of the project. Further, no roadway extensions or major infrastructure are included as part of the project. Impacts would be less than significant.</p> <p>b) No Impact. No existing housing would be displaced as part of the proposed project. No impacts would occur.</p> <p>c) No Impact. No people would be displaced by the proposed project. As such, no impacts would occur.</p>				
XIII. PUBLIC SERVICES -- <i>Would the project:</i>				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?				X
Parks?				X
Other public facilities?				X
<u>Discussion</u>				
<p>a) Less Than Significant Impact. Fire protection for the proposed project would be provided by the Contra Costa County Fire Protection District. The Fire District has reviewed preliminary plans for the project and recommended conditions of approval to address all fire safety issues. Final project details will be reviewed by the Fire District for approval prior to the City issuing construction permits.</p> <p>b) Less Than Significant Impact. Police protection would be provided by the City of Concord Police Department. The project would result in a negligible or minimal increase in the demand for police services related to the proposed special events. The project will also be required to submit a security plan, as deemed necessary by the Police Department, to ensure sufficient security personnel and/or safety measures are implemented as part of the event. Therefore, impacts would be less than significant.</p> <p>c) No Impact. Demand for school services is determined by student generation rates developed by local school districts or the California State Department of Education in cases where school districts have not developed its own rates. The student generation rates are based on new dwelling units. The project would not involve the construction of new dwelling units; therefore it would not create new demand for school services. No impacts would occur.</p>				

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
<p>d) No Impact. The City's General Plan includes policies that require the provision of park lands at a ratio of 6 acres per 1,000 residents. The project would not result in an increase in population. Therefore, no impacts would occur.</p> <p>e) No Impact. As discussed above, the proposed project would not result in a permanent population increase. As such, no impacts to libraries or other public facilities requiring the expansion of such facilities would occur.</p>				
XV. RECREATION -- <i>Would the project:</i>				
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?				X
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?				X
<u>Discussion</u>				
<p>a) No Impact. As previously noted, the proposed project would not result in a substantial permanent population increase. Further, the proposed project would provide additional recreational and event opportunities at the Concord History Museum and Resource Center, Galindo Gazebo, and Galindo Gardens. No impacts would occur.</p> <p>b) No Impact. The proposed project would provide additional community recreational and educational opportunities via the Concord History Museum and Resource Center, Galindo Gazebo, and Galindo Gardens. No offsite recreational facilities would be developed as part of the proposed project. No impacts would occur.</p>				
XVI. TRANSPORTATION/TRAFFIC -- <i>Would the project:</i>				
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, pedestrians and bicycle paths, and mass transit?			X	
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?			X	
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?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X		

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
e) Result in inadequate emergency access?			X	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	

Discussion

- a) **Less Than Significant Impact.** The traffic generated by museum visits will be minimal and would mostly occur during non-peak traffic hours between noon to 4:00 p.m. on Wednesdays and Sundays. Special events will occur on weekends or weekdays during non-peak hours. Estimated trip generation from the proposed project would not exceed the City's established LOS for the roadways surrounding the project site. Accordingly, impacts would be less than significant.
- b) **Less Than Significant Impact.** As discussed under the previous impact, all intersections and roadways within the project vicinity are anticipated to operate at acceptable LOS after project implementation. Therefore, no LOS standards would be exceeded for any intersections or roadways, including those identified in the Contra Costa County Congestion Management Plan. Impacts would be less than significant.
- c) **No Impact.** The project would not generate any air traffic nor would it include structures tall enough to obstruct flight patterns. As such, no impacts would occur.
- d) **Less Than Significant With Mitigation.** The City of Concord has reviewed the design of proposed site access, drive aisles, parking spaces, and other facilities to ensure that they conform to City standards and will not create safety hazards. Project implementation could result in temporary traffic safety hazards related to construction impacts. As such, mitigation is proposed requiring the project applicant to implement a Construction Traffic Control Plan during construction activities to minimize impacts on surrounding roadways and nearby parking areas in order to ensure impacts would be less than significant.

Mitigation TRANS-1:

Prior to issuance of a grading or building permit, the project applicant shall submit a Construction Traffic Control Plan to the City of Concord for review and approval. The plan shall identify the timing and routing of all major construction equipment and materials delivered to avoid potential traffic congestion and delays on the local street network and existing Galindo Home access. If necessary, construction equipment and materials deliveries shall be limited to off-peak hours (e.g., mornings or evenings) to avoid conflicts with local traffic circulation. The plans shall also identify suitable locations for construction worker parking and materials and equipment storage. The Construction Traffic Control Plan shall be monitored and enforced by the City as necessary.

- e) **Less Than Significant Impact.** The project site can be accessed from Clayton Road, Amador Avenue, and Marina Court. Preliminary plans for the project were reviewed by the City's Transportation Division and Contra Costa County Fire Protection District to ensure adequate access would be provided to meet City standards and fire safe standards. Neither agency has outstanding concerns with the project proposal. Impacts would be less than significant.
- f) **Less Than Significant Impact.** The project would not conflict with adopted plan, policies, or programs relating to alternative transportation. As shown on the site plan, accessible pedestrian paths are planned throughout the project site to provide connectivity from Clayton Road to the proposed gazebo, existing Galindo Home, proposed tank house, parking areas, and relocated Masonic Temple. Impacts would be less than significant.

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
XVII. UTILITIES AND SERVICES SYSTEMS – <i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
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?			X	
c) Require or result in the construction of a new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
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?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Discussion

- a) **Less Than Significant Impact.** Construction and operation of the project would not involve discharges of untreated domestic wastewater that would violate water quality board requirements. Anticipated stormwater runoff would be minimal. Impacts would be less than significant.
- b) **Less Than Significant Impact.** The Central Contra Costa Sanitary District would provide wastewater treatment services to the site while water service would be provided by the Contra Costa Water District. Both Districts have reviewed preliminary plans for the project and indicated that adequate existing wastewater and water capacity and supplies are available to serve the proposed project. Therefore, no new or expanded offsite water or wastewater facilities would be necessary to serve the proposed project. Impacts would be less than significant.
- c) **Less Than Significant Impact.** All required drainage facilities would be built in conformance with the City's standards during the grading and building permit processes. The proposed on-site stormwater drainage system would be sufficient to address the additional impervious surface to be created as part of project development. Therefore, no offsite drainage improvements would be necessary. Impacts would be less than significant.
- d) **Less Than Significant Impact.** The Contra Costa Water District has reviewed the project and determined that adequate water supplies are available to serve the proposed project. As such, impacts would be less than significant.

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
e) Less Than Significant Impact. Please refer to discussion b) above.				
f) Less Than Significant Impact. The Concord Disposal Service handles the residential and commercial waste stream in the City of Concord, collecting both solid waste and recycled materials. Concord Disposal Service transports waste to the Pittsburg Transfer Station and Recycling Center, where recycled materials are transported to the Mt Diablo Recycling Center in Concord, and solid waste is transported to the Potrero Hills Landfill in Solano County. The remaining capacity at the Potrero Hills Landfill is approximately 13,800,000 cubic yards, or 64 percent of the Landfill's total capacity, and the Landfill is not expected to close until 2035 (CIWMB, 2004a). Therefore, the landfill is adequate to serve the needs of existing users for the next two decades and the project would have less than significant impacts on landfill capacity.				
g) Less Than Significant Impact. General Plan Policy PF-1.5.1 requires continued reduction and recycling efforts within the City to divert increasingly larger portions of the waste stream from local landfills. As of 2003, the total annual waste diversion for the City of Concord was approximately 48 percent (Concord 2030 Urban Area General Plan). The proposed project would comply with all federal, state, and local statutes and regulations related to solid waste. Therefore, the impact would be less than significant.				

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Discussion

a) **Less Than Significant Impact.** As previously discussed, there are no known special habitats supporting fish or wildlife species, plant or animal community, or important examples of major periods of California history or prehistory within the project site or vicinity. Therefore, project impacts would be less than significant.

b) **Less Than Significant Impact.** All cumulative impacts related to air quality, noise, and traffic are either less than significant after mitigation or less than significant and do not require mitigation. Therefore, the proposed project would not result in cumulatively considerable impacts on these areas. Impacts are less than significant.

c) **Less Than Significant Impact.** All impacts identified in this MND are either less than significant after mitigation or less than significant and do not require mitigation. Therefore, the proposed project would not result in environmental effects that cause substantial adverse effects on human beings either directly or indirectly. Impacts are less than significant.

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact

Exhibits

- A) Mitigation and Monitoring Program
- B) Project Plans dated March 7, 2013.

Source List

- 1) Application (UP12-010) Review of Standards and Guidelines for Treatment of Historic Properties.
- 2) Concord Historical Society. January 10, 2013. Letter.
- 3) Concord Historical Society. January 17, 2013. Concord Masonic Temple Relocation Project Use Permit
- 4) Earth Focus Geological Services, Inc. January 22, 2013. Fault Rupture Hazard Evaluation (Alquist-Priolo Study).
- 5) Earth Focus Geological Services, Inc. February 18, 2013. Addendum Letter. Fault Rupture Hazard Evaluation (Alquist-Priolo Study).
- 6) Waraner Tree Experts. March 8, 2013. 1900 Clayton Road Concord Arborist Report.

The supporting environmental documents identified above are available for public review at the City of Concord Permit Center, Planning Division, located at 1950 Parkside Drive, Building D, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday excluding furlough days and holidays.

Masonic Temple Relocation and Galindo Master Plan (UP 12-010)
Mitigation and Monitoring Program
Planning Commission Adoption Date: April 17, 2013
Prepared by: Frank Abejo, Planning Division

Mitigation Number	Mitigation Measure	Monitoring Task	Responsible Division/ Agency	Timing of Monitoring Task	Monitoring Verificatic (Initials ar Date)
AIR-1	<p>During construction, all activities shall apply the following BAAQMD control measures to control dust during construction. These practices shall be incorporated into the project and include:</p> <ul style="list-style-type: none"> • Water all active construction areas at least twice daily and more often during windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives. • Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least 2 feet of freeboard. • Sweep daily (preferably with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality. • Sweep streets daily (preferably with water sweepers) if visible soil materials is carried onto adjacent public streets. 	<p style="text-align: center;">Air Quality</p> <p>City staff to provide project contractors with dust control measures and monitor compliance throughout the construction process.</p>	Planning Division, Building Division	On-going during construction	

Masonic Temple Relocation and Galindo Master Plan (UP 12-010)
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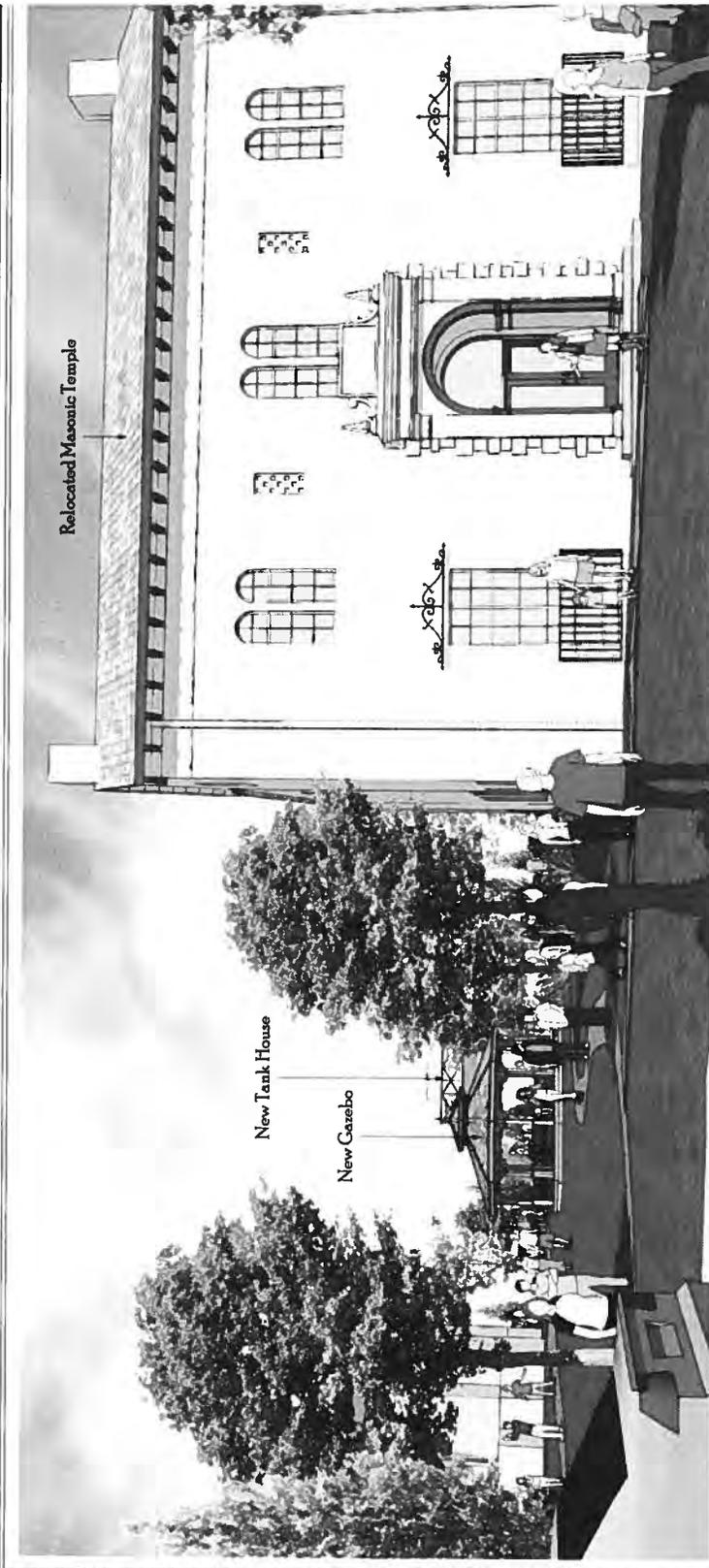
	<ul style="list-style-type: none"> • Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). • Install sandbags or other erosion control measures to prevent silt runoff to public roadways. • Replant vegetation in disturbed areas as quickly as possible. <p>The following are additional mitigation measures recommended by the BAAQMD to reduce engine exhaust emissions:</p> <ul style="list-style-type: none"> • Use alternative fueled construction equipment. • Minimize idling time (5 minutes maximum). • Maintain properly tuned equipment. • Limit the hours of operation of heavy equipment and/or the amount of equipment in use. 				
HAZ-1	<p>Prior to renovation, an asbestos and Lead Based Paint (LBP) survey shall be performed for all structures constructed prior to 1980 that may be demolished or renovated during project construction activities. Known or suspected asbestos-containing materials shall be abated by a certified asbestos abatement contractor in accordance with BAAQMD regulations and notification requirements.</p>	<p>City staff to review survey and verify lead based paint and asbestos abatement is performed by certified abatement contractor in accordance with BAAQMD regulations and procedures.</p>	<p>Building Division, Planning Division</p>	<p>Prior to issuance of demolition permit or building permit for work involving buildings with lead-based paint and</p>	

Masonic Temple Relocation and Galindo Master Plan (UP 12-010)
Mitigation and Monitoring Program
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	<p>If LBP is identified, federal and State construction worker health and safety regulations shall be followed during renovation or demolition activities. If loose or peeling LBP is identified, it shall be removed by a qualified lead abatement contractor and disposed of in accordance with existing hazardous waste regulations. Other hazardous materials associated with buildings, such as fluorescent lights and electrical switches, shall be disposed of in accordance with Department of Toxic Substances Control hazardous waste regulations.</p>			asbestos.
NOISE				
NOI-1	<p>All music shall terminate by 8:00 p.m. for all outdoor events. Any music shall be directed away from the adjacent residences to the west of the project site and shall be limited to authorized outdoor events only.</p>	<p>City staff to verify mitigation is included in the security plan for special events for approval by the Planning Division and Police Department.</p>	<p>Planning Division, Police Department</p>	<p>Prior to approval of special events with on-going enforcement.</p>
NOI-2	<p>A security plan shall be approved by the Concord Police Department and Planning Division for all special events. The security plan shall include contact information for the person(s) who can respond to noise complaints and other issues during the event(s).</p>	<p>City staff to verify mitigation is included in the security plan for special events for approval by the Planning Division and Police Department.</p>	<p>Planning Division, Police Department</p>	<p>Prior to approval of special events with on-going enforcement.</p>
TRANSPORTATION/TRAFFIC				
TRANS-1	<p>Prior to issuance of a grading or building permit, the project applicant shall submit a Construction Traffic</p>	<p>City staff to review and approve traffic plan.</p>	<p>Building Division, Current Development,</p>	<p>Prior to issuance of a grading or</p>

**Masonic Temple Relocation and Galindo Master Plan (UP 12-010)
 Mitigation and Monitoring Program
 Planning Commission Adoption Date: April 17, 2013
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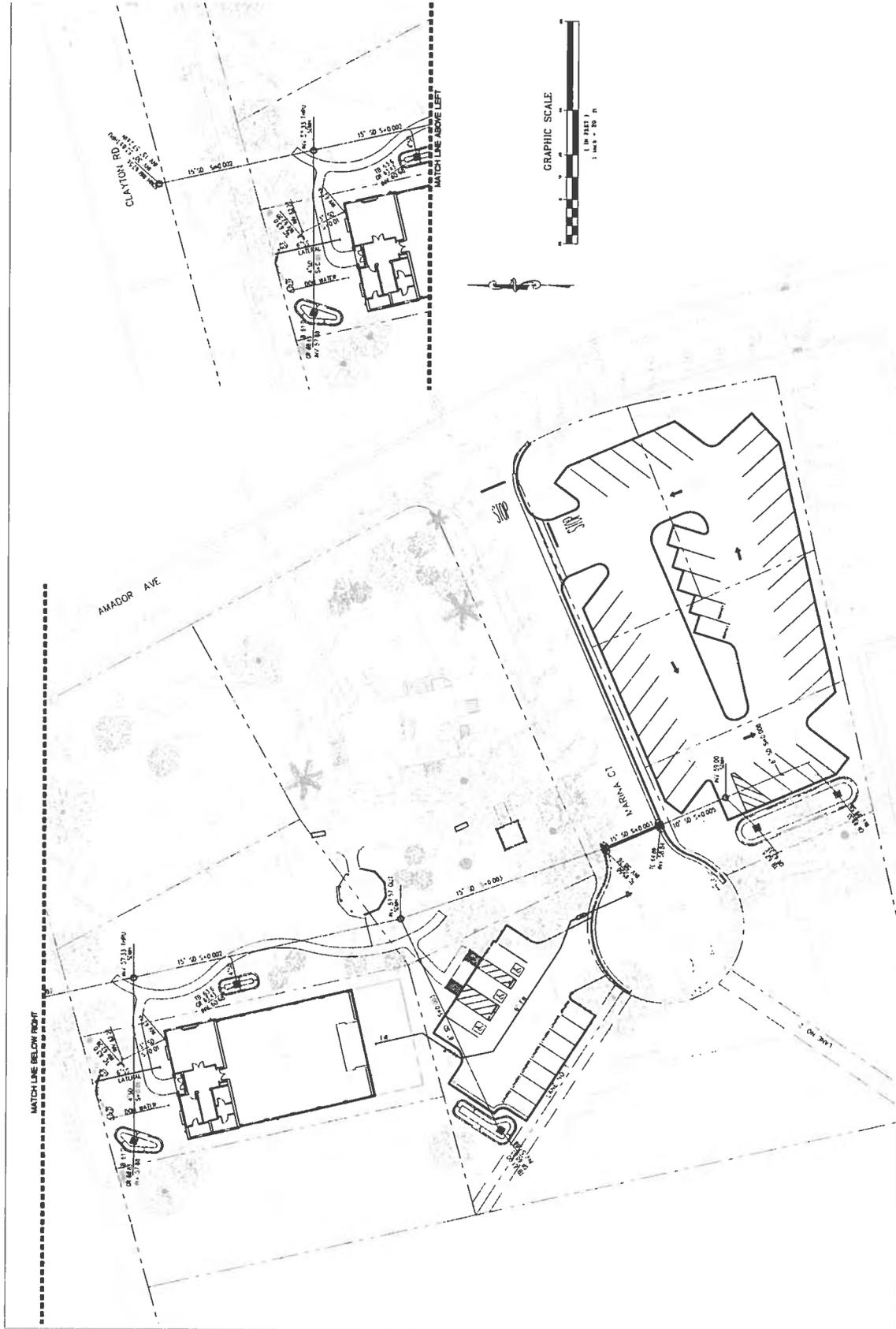
	<p>Control Plan to the City of Concord for review and approval. The plan shall identify the timing and routing of all major construction equipment and materials delivered to avoid potential traffic congestion and delays on the local street network and existing Galindo Home access. If necessary, construction equipment and materials deliveries shall be limited to off-peak hours (e.g., mornings or evenings) to avoid conflicts with local traffic circulation. The plans shall also identify suitable locations for construction worker parking and materials and equipment storage. The Construction Traffic Control Plan shall be monitored and enforced by the City as necessary.</p>		<p>Planning Division</p>	<p>building permit, whichever comes first.</p>
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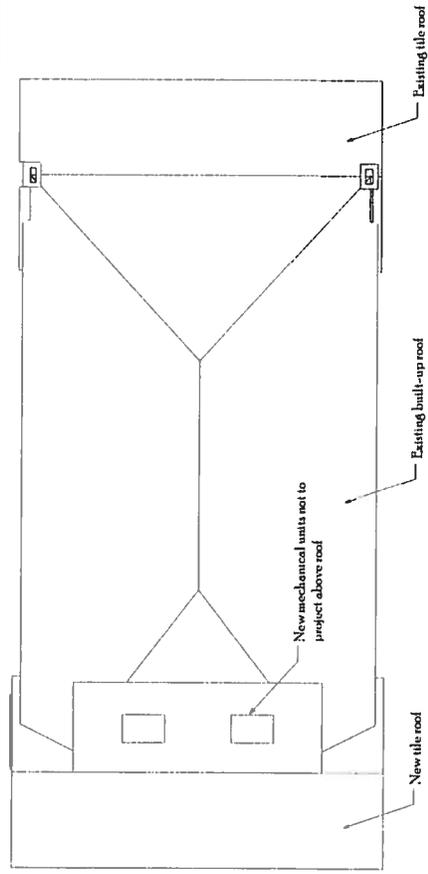
View looking South

Masonic Temple Relocation & Galindo Property Master

VICINITY MAP	PROJECT SUMMARY	PROJECT TEAM	SHEET INDEX
<p>Site</p>	<p>Parcel 1</p> <ul style="list-style-type: none"> Galindo Home Basement 1,537 SF Galindo Home First Floor 1,086 SF Galindo Home Second Floor 942 SF Total building area 3,565 SF <p>Parcel 2</p> <ul style="list-style-type: none"> Existing Masonic Temple (2 levels) 8,482 SF Proposed addition 2,332 SF Proposed basement 1,066 SF Total building area 11,980 SF <p>Occupants</p> <ul style="list-style-type: none"> Parking required 120 people max Parking provided 40 cars / 12 people / car 51 cars <p>Assessors Parcel Numbers APN 126-141-001, 002, 003, 007, 008, 009, 010</p> <p>General Plans Parks Zoning R-6</p>	<p>Developer Concord Historical Society Chuck Gabytiak 925.692.2874 chuck.g.56@uchell.net</p> <p>Architect Johnson Lyman Architects 1375 Locust Street, #202 Walnut Creek, CA 94596 925.930.9690 P 925.930.9039 F</p> <p>Civil Engineer HDK Associates 315 Diablo Rd, Suite 200 Danville, CA 94526 925.838.9669 P 925.838.4289 F</p> <p>Landscape Architect Thomas Park and Associates 1620 Main St Walnut Creek, CA 925.933.9283 P 925.930.9039 F</p>	<p>A0 Title Sheet</p> <p>C-1 Existing Conditions</p> <p>C-2 Existing Conditions</p> <p>C-3 Preliminary Grading Plan</p> <p>C-4 Preliminary Utility Plan</p> <p>C-5 Conceptual Stormwater Treatment</p> <p>A3 Masonic Temple Floor Plans</p> <p>A3A Galindo Home Floor Plans</p> <p>A4 Masonic Temple Elevations</p>

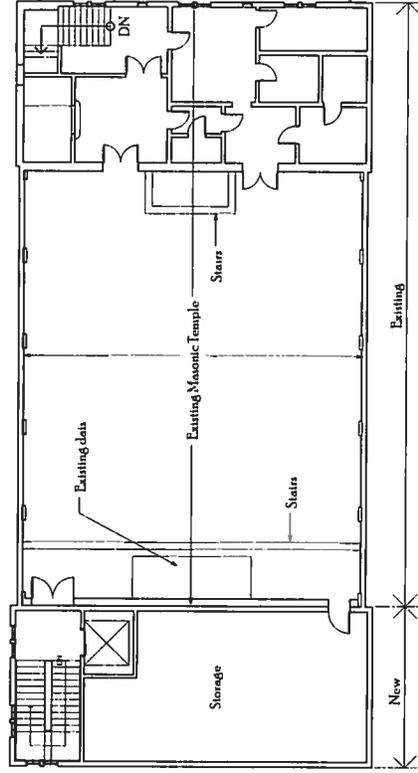


NO. DATE	REVISIONS	APP'D OWNER	CITY OF CONCORD APPROVAL		FUSCOE ENGINEERING 3175 Concord Road, Suite 200 Concord, CA 94520 Tel: 925 819 2857 Fax: 925 819 4789	Masonic Temple Relocated CONCORD, CA PRELIMINARY UTILITY PLAN
	APP'D OWNER	CITY OF CONCORD APPROVAL	Concord Historical Society CONCORD, CA			



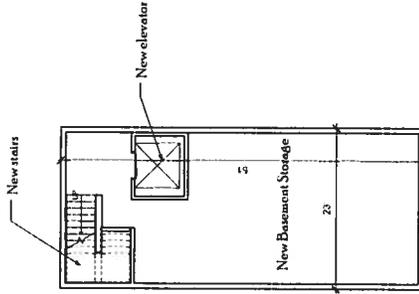
Roof Plan

1/8" = 1'-0"



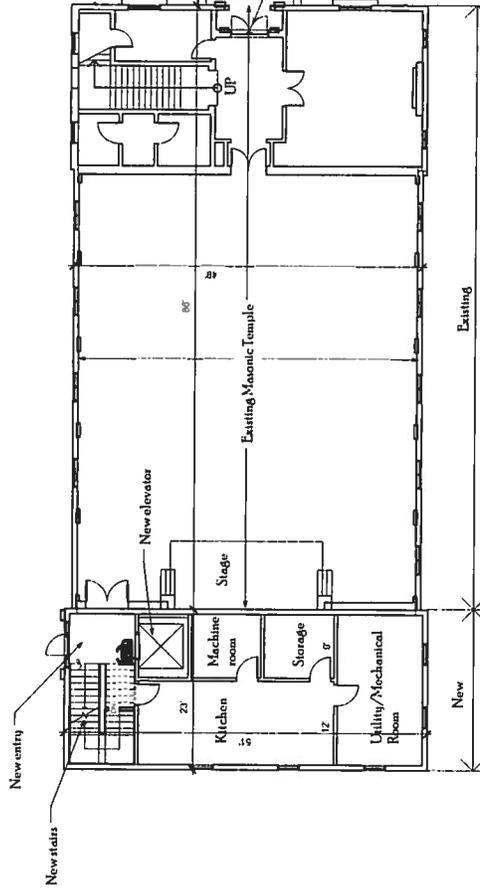
Floor Plan - Second Level

1/8" = 1'-0"



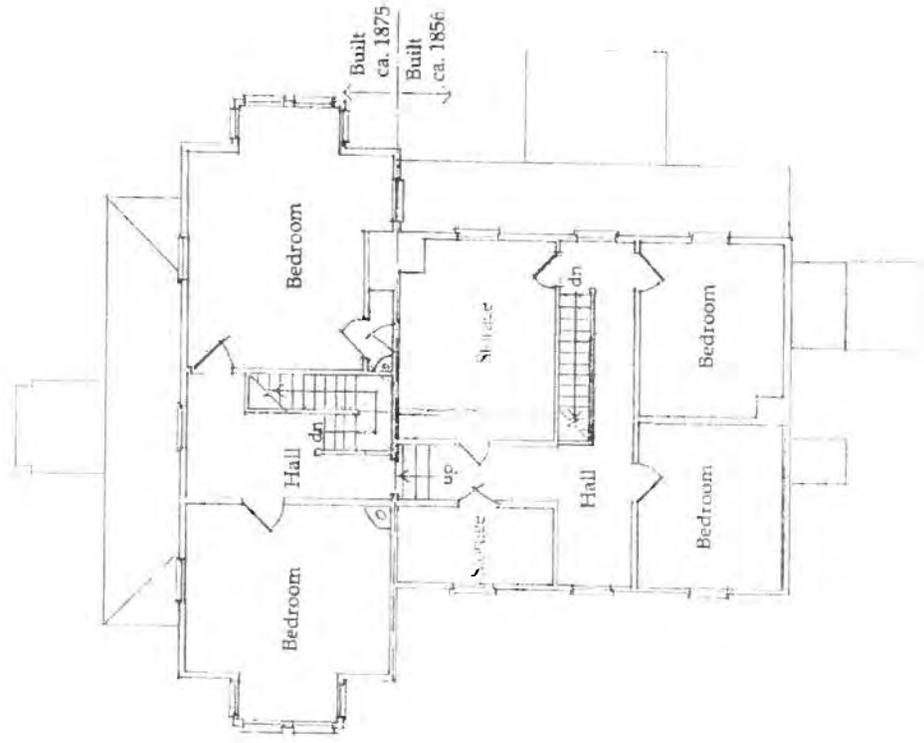
Floor Plan - Basement

1/8" = 1'-0"



Floor Plan - Ground Level

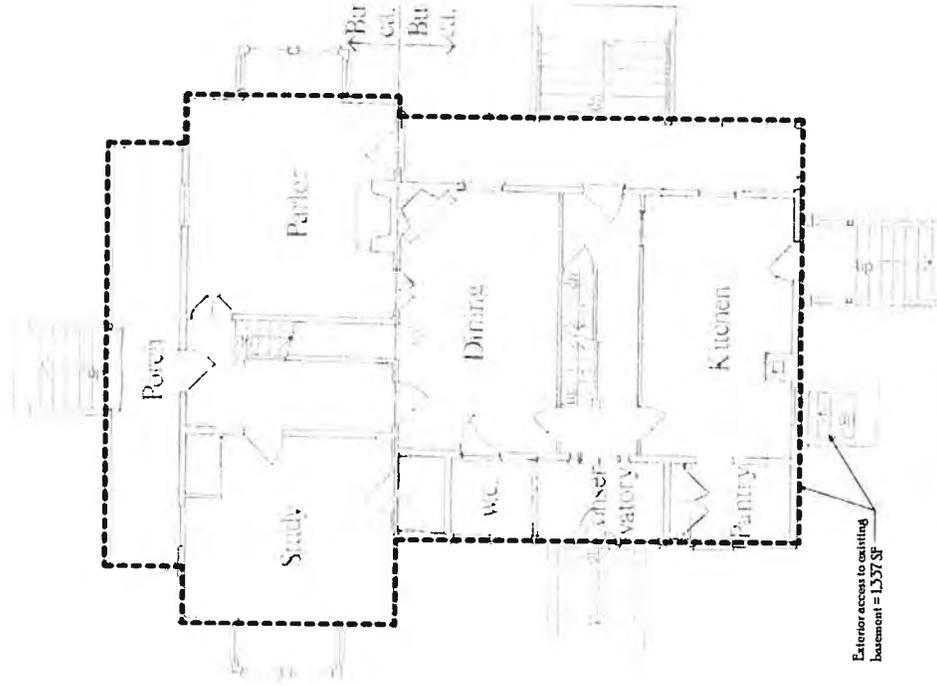
1/8" = 1'-0"



Second Floor Plan - Galindo House

942 SF

1/4" = 1'-0"

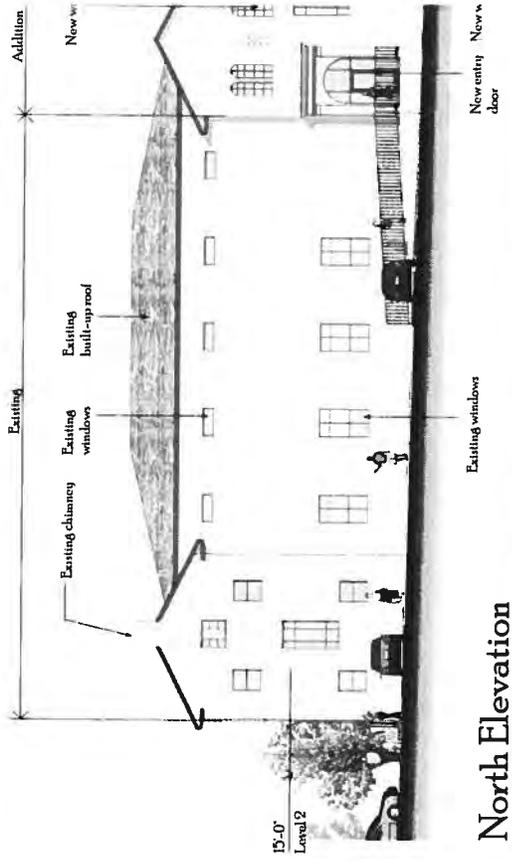


First Floor Plan - Galindo House

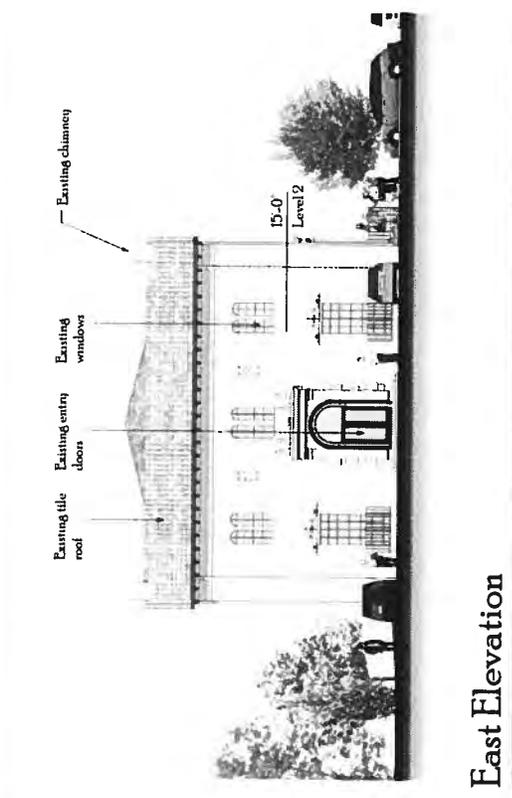
1086 SF

1/4" = 1'-0"



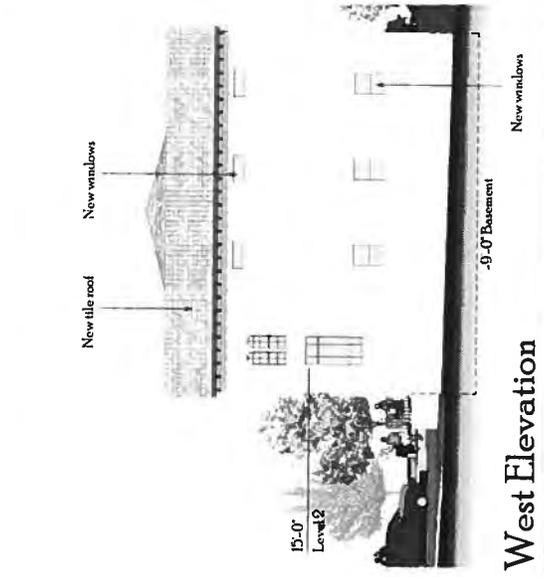


North Elevation

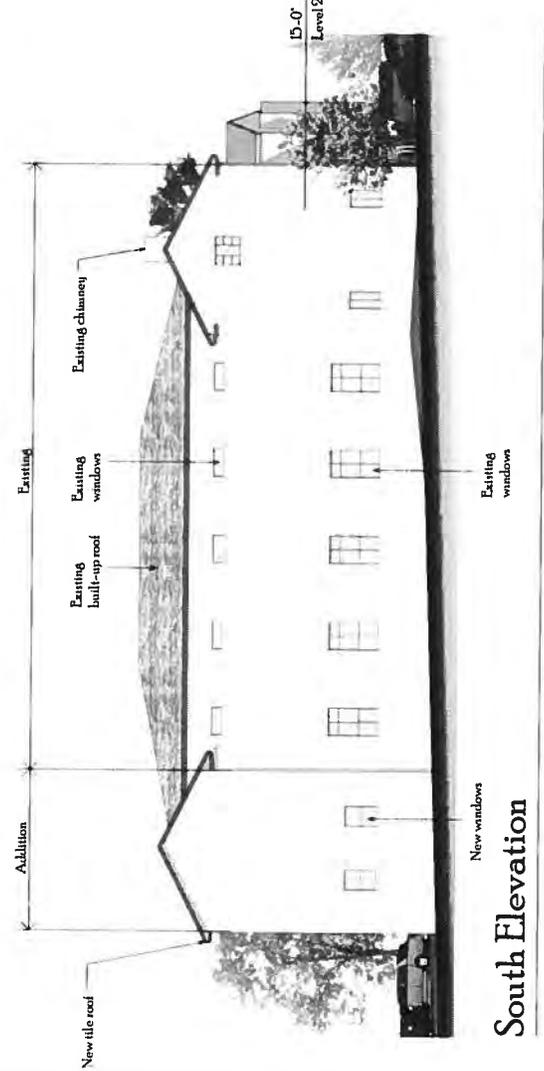


East Elevation

1/8" = 1'-0"

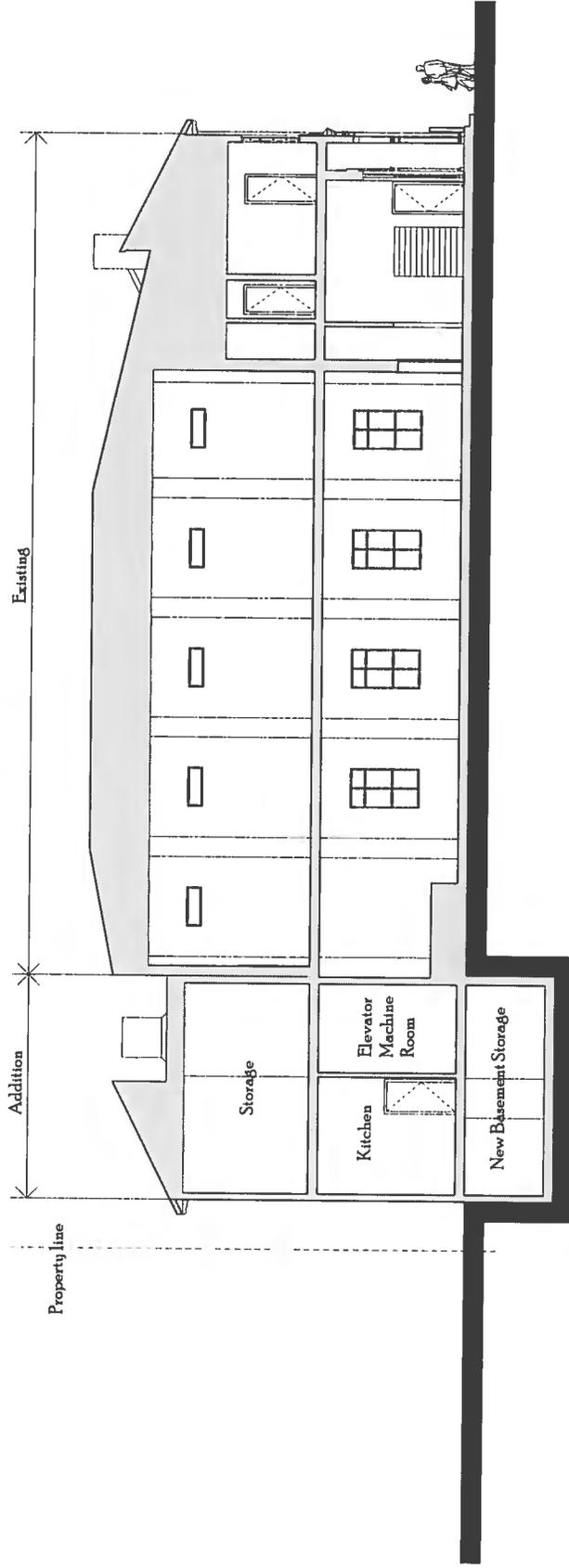
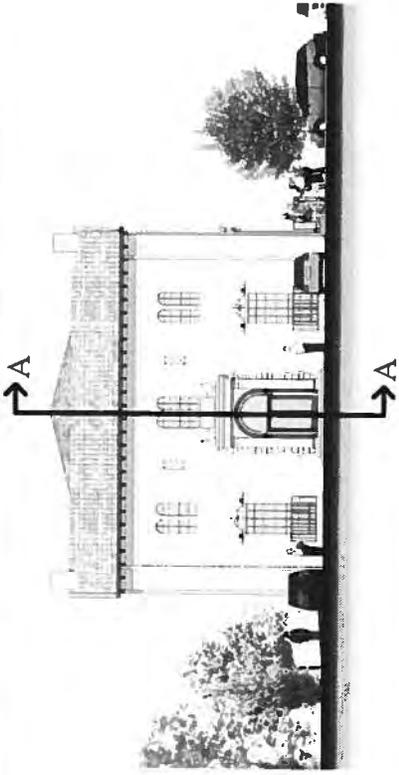


West Elevation



South Elevation

1/8" = 1'-0"



Building Section AA

3/16" =



Trim
Dunn Edwards DE6312
Dusty Dream



Siding
Dunn Edwards DE6311
Flare Blue

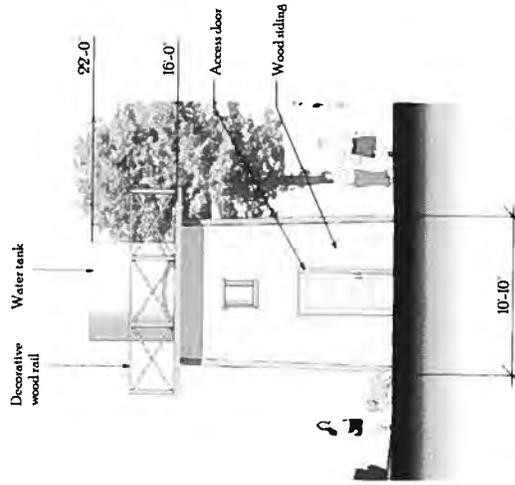


Colored Concrete
Davis Colors
Western Gold 3844



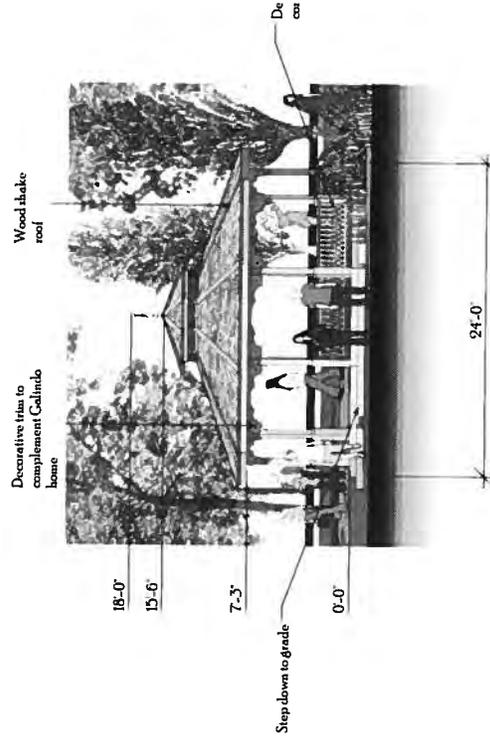
Parking Lot Light Fixture
Phillips Gardco Form 10
Square Type A

Color/Materials



East Elevation ~ Tank House

1/8" = 1'-0"



West Elevation ~ Gazebo

1/8" = 1'-0"

