

PLEASANT HILL CLIMATE ACTION PLAN

Addendum to the Pleasant Hill 2040 General Plan

Final Environmental Impact Report

SCH No. 2022070095

Prepared for:

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Table of Contents

Section	Page
1. Introduction	3
A. Project Purpose and Scope.....	3
B. Statutory Background.....	3
C. Incorporation by Reference.....	6
2. Description of Proposed Project	7
A. Project Location and Background.....	7
B. Description of Project	21
3. Environmental Setting & Impact Analysis.....	44
A. Aesthetics	62
B. Agricultural and Forest Resources	66
C. Air Quality	68
D. Biological Resources	76
E. Cultural Resources	86
F. Energy	92
G. Geology and Soils.....	95
H. Greenhouse Gas Emissions.....	103
I. Hazards and Hazardous Materials.....	105
J. Hydrology and Water Quality	114
K. Land Use and Planning.....	123
L. Mineral Resources.....	126
M. Noise	127
N. Population and Housing	132
O. Public Services	135
P. Recreation.....	142
Q. Transportation and Circulation.....	144
R. Tribal Cultural Resources	151
S. Utilities	153
T. Wildfire.....	160
U. Growth Inducing Impacts	162
V. Mandatory Findings of Significance.....	165
W. Conclusion	170
4. References.....	171
5. Report Preparation	172
A. Lead Agency	172
B. Consultants	172

List of Tables

Table	Page
1	Adopted Mitigation Measures.....12
2	City of Pleasant Hill 2023 Community GHG Inventory by Sector 29
3	City of Pleasant Hill 2023 Municipal GHG Inventory by Sector 29
4	Climate Action and Adaptation Plan Goals, Strategies and Actions 32
5	Adjust Business-As-Usual Key Forecast Years.....40
6	Summary of Impacts: General Plan EIR Compared to Impacts of the Proposed Project 49

List of Figures

Figure	Page
1	Regional Location.....19
2	Project Vicinity 20
3	City of Pleasant Hill 2023 Community GHG Inventory by Sector 27
4	City of Pleasant Hill 2023 Municipal GHG Inventory by Sector 28
5	Adjusted Business-As-Usual Forecast Line by Sector 41
6	Greenhouse Gas Emissions Forecast with Business-As-Usual Reference (2023-2045).....43

1. INTRODUCTION

A. PROJECT PURPOSE AND SCOPE

Climate change is a pressing global challenge that requires collective action and sustainable solutions to safeguard the planet's future as temperatures increase at an unsustainable pace. Immediate action is critical in limiting global temperature to a 1.5°C increase and mitigating the most severe impacts of climate change. To do so, global emissions need to be halved by 2030, and net zero emissions must be achieved before 2045. Without action, climate change will exacerbate existing stressors on the environment and may be expressed in more frequent and intense heat waves, floods, drought, wildfire and air pollution at a local level. The City of Pleasant Hill (City) is working to mitigate the impacts of climate change with the implementation of the Pleasant Hill 2025 Climate Action Plan (CAP). The purpose of this Addendum to the 2040 Pleasant Hill General Plan (2040 General Plan) Final Environmental Impact Report (General Plan EIR or EIR) is to evaluate the environmental effects associated with the implementation of the Pleasant Hill Climate Action Plan (CAP, Project, or proposed Project). The City's CAP is meant to serve as a guiding document toward GHG reductions in municipal operations and throughout the community. It is designed as a comprehensive approach to reduce emissions in a manner consistent with State guidelines and regulations, and to identify cost-effective opportunities for existing and future residents, businesses, and development, to create a more sustainable community.

B. STATUTORY BACKGROUND

CEQA Requirements with Respect to Preparation of an Addendum

An Addendum to an EIR is the appropriate tool to evaluate the environmental effects associated with modifications to previously approved projects. It is appropriate when proposed modifications to a previously approved project would not result in new or increased significant adverse impacts.

According to Section 15164(a) of the *State CEQA Guidelines*, "the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." A brief explanation of the decision not to prepare a subsequent EIR must also be provided in the addendum, findings, or the public record.

Section 15162 of the *State CEQA Guidelines* lists the conditions that would require the preparation of a subsequent EIR or negative declaration rather than an addendum. These include the following:

1. *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
2. *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
3. *New information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
 - A. *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - B. *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - C. *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternative; or*
 - D. *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

Unlike a subsequent EIR, per Section 15162, a supplement to an EIR may be prepared per Section 15163 under the following conditions.

- (a) *The Lead or Responsible Agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if:*
 - (1) *Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and*
 - (2) *Only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.*

A supplement to an EIR may be distinguished from a subsequent EIR by the following: a supplement augments a previously certified EIR to the extent necessary to address the conditions described in Section 15162 and to examine mitigation and project alternatives accordingly. It is intended to revise the previous EIR through supplementation. A subsequent EIR, in contrast, is a complete EIR, which focuses on the conditions described in Section 15162.

The proposed Project is described in **Section 2** of this Addendum. The proposed Project has been reviewed by the City of Pleasant Hill in light of Sections 15162, 15163 and 15164 of the *State CEQA Guidelines*. As the CEQA Lead Agency, the City of Pleasant Hill has determined, based on the analysis presented herein, that none of the conditions apply which would require preparation of a subsequent or supplemental EIR and that an Addendum to the certified 2040 General Plan EIR is the appropriate environmental documentation under CEQA for the proposed Project.

Section 3 discusses issue-by-issue how the impacts anticipated for the proposed Project would be within those previously identified in the General Plan EIR. The Mitigation Monitoring and Reporting Program (MMRP), Findings, and Statement of Overriding Considerations were adopted with the General Plan EIR as it was certified on May 18, 2023. The MMRP would continue to apply to the proposed Project to ensure that all significant impacts remain less than significant where it is feasible to mitigate such impacts.

Tiering and Streamlining the Analysis of Greenhouse Gas Emissions

In order to meet obligations under State law, local governments may prepare a Plan for the Reduction of Greenhouse Gases (GHGs) consistent with Assembly Bill (AB) 32, Senate Bill (SB) 32, and AB 1279 goals. This Plan can be utilized to streamline the GHG analysis for future plans and projects undergoing review pursuant to Section 15183.5 of the *State CEQA Guidelines*. CEQA review of subsequent plans and projects that are consistent with the GHG reduction strategies and targets in this Plan may take advantage of CEQA streamlining. In order to meet the standards of a qualified GHG Reduction Plan, the plan should:

- A. Quantify greenhouse gas emissions, both existing and projected over a specified time period, resulting from activities within a defined geographic area;
- B. Establish a level, based on substantial evidence, below which the contribution to greenhouse gas emissions from activities covered by the plan would not be cumulatively considerable;
- C. Identify and analyze the greenhouse gas emissions resulting from specific actions or categories of actions anticipated within the geographic area;
- D. Specify measures or a group of measures, including performance standards, that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified emissions level;
- E. Establish a mechanism to monitor the plan's progress toward achieving the level and to require amendment if the plan is not achieving specified levels
- F. Be adopted in public process following environmental review.

The CAP meets the requirements for a “qualified” GHG reduction plan set forth in Section 15183.5(b)(1) of the *State CEQA Guidelines*.

This Addendum analyzes the potential environmental impacts that may result from the implementation of the Pleasant Hill 2025 Climate Action Plan and its consistency with the General Plan EIR. Future discretionary plans and projects that are consistent with the GHG reduction strategies and targets in the proposed CAP may be able to take advantage of CEQA streamlining for project-level GHG analysis. Future environmental review of projects can be facilitated by enabling them to tier from and/or incorporate by reference the analysis presented in the City’s General Plan EIR, as well as the analysis provided in this Addendum. The CAP is incorporated by reference into this document in its entirety, by reference, and is available at: <https://www.phillca.gov/1651/Pleasant-Hill-Climate-Action-Plan>.

C. INCORPORATION BY REFERENCE

The following documents were referenced in the preparation of this Addendum, and are incorporated herein by reference, consistent with Section 15150 of the *State CEQA Guidelines*:

- City of Pleasant Hill 2040 General Plan certified Final Environmental Impact Report on May 18, 2023, referred to herein as “General Plan EIR” (SCH No. 2022070095).¹
- City of Pleasant Hill 2040 General Plan adopted on May 18, 2023, referred to herein as “2040 General Plan” (SCH No. 2022070095).

The EIR is available for review at the City of Pleasant Hill Community Development Department, located at 100 Gregory Lane, Pleasant Hill, CA.

1 City of Pleasant Hill, *Pleasant Hill 2040 General Plan Final Environmental Impact Report*, April 2023. Available online at <https://www.phillca.gov/DocumentCenter/View/21504/Final-EIR?bidId=>, accessed June 26, 2025.

2. DESCRIPTION OF PROPOSED PROJECT

A. PROJECT LOCATION AND BACKGROUND

Pleasant Hill is located in Contra Costa County within the San Francisco Bay Area, bordered by Walnut Creek, Concord, Lafayette, Martinez, and unincorporated Contra Costa County. To the east, the Briones Hills serve as a natural boundary, limiting development between the Bay and the inland East Bay valleys (see **Figure 1, Regional Location** and **Figure 2, Project Vicinity**). Pleasant Hill is approximately 15 miles northeast of the City of Oakland, 20 miles northeast of San Francisco, and 40 miles north of San Jose. Principal transportation facilities serving the City include Interstate 680 (I-680), State Route 242, the Bay Area Rapid Transit (BART), and the Oakland International Airport. Regional bus service is provided by County Connection, which is operated by the Contra Costa Transportation Authority (CCTA).

Presently, the City is a predominantly residential community with strong ties to the larger Bay Area. Though the City continues to emphasize its suburban character, population growth and housing shortages are prompting changes, particularly in areas near transit corridors. With its strategic location, well-connected infrastructure, and ongoing development, Pleasant Hill is evolving to accommodate regional demands while striving to preserve its identity as a desirable suburban city and maintain a small-town feel. Further, the City seeks to maintain and support these community features while looking to the future to emphasize sustainability and climate resiliency through the development and implementation of a CAP. The CAP will lead the City of Pleasant Hill toward a low-carbon, green-energy, and equitable future that improves community health and well-being, protects natural resources, and creates sustainable economic growth for the Pleasant Hill community.

City of Pleasant Hill 2040 General Plan² and Environmental Impact Report^{3,4}

Adopted May 18, 2023, the 2040 General Plan serves as the City's "blueprint" for growth and addresses various aspects of urban planning, including land use, housing, transportation, public facilities, and environmental quality. As such, the 2040 General Plan emphasizes the importance of sustainability and environmental stewardship. It includes policies aimed at reducing GHG emissions, promoting energy

² City of Pleasant Hill, *Pleasant Hill 2040 General Plan*, May 18, 2023. Available online at: https://www.phillca.gov/DocumentCenter/View/21502/2040-Pleasant-Hill-General-Plan_reduced, accessed January 14, 2026.

³ City of Pleasant Hill, *Pleasant Hill 2040 General Plan Draft EIR*, January 30, 2023. Available online at: <https://www.phillca.gov/DocumentCenter/View/21503/Draft-EIR>, accessed January 14, 2026.

⁴ City of Pleasant Hill, *Pleasant Hill 2040 General Plan Final EIR*, April 24, 2023. Available online at: <https://www.phillca.gov/DocumentCenter/View/21504/Final-EIR>, accessed January 14, 2026.

efficiency, conserving natural resources, and enhancing open spaces. The 2040 General Plan contains the following objectives for the implementation of the General Plan:

- **Encourage smart and sensitive development.** Promote a diverse local economy that is flexible and adaptable to changes in consumer habits and market trends. Be a business-friendly community that supports businesses that foster new job growth and attracts visitors to the city;
- **Foster economic diversity and sustainability.** Promote a diverse local economy that is flexible and adaptable to changes in consumer habits and market trends. Be a business-friendly community that supports businesses that foster new job growth and attracts visitors to the city;
- **Provide barrier-free mobility.** Advance and maintain a circulation network that accommodates alternative modes of travel, provides neighborhood connectivity, and enhances safety;
- **Provide balanced growth.** Focus new development in areas adjacent to major corridors and transit systems while preserving existing neighborhoods and open space resources. Support sustainable development that aligns with current best practices and is compatible with our community;
- **Ensure public safety.** Providing a safe community through public safety services, resilient infrastructure, public awareness, preparedness, and action plans for both human-caused and natural disasters; and
- **Support diverse housing options.** Create the conditions necessary to stimulate the diversity of housing options for community members of all ages and incomes.

The 2040 General Plan provides the framework for the development of up to 19,216 net new primary and accessory dwelling units (ADUs), with the following composition:

- 7,150 single-family primary units (including 525 ADUs)
- 12,066 multi-family primary units

Additionally, the 2040 General Plan provides the framework for the development of up to 9,156,213 net new non-residential gross square feet (gsf), with the following composition:

- 1,358,792 gsf of commercial, neighborhood business, and mixed uses

- (217,081) gsf of office uses⁵
- 168,672 of industrial uses
- 6,444,767 gsf of school uses
- 1,401,063 gsf of semi-public and institutional uses

This CAP is the realization of the 2040 General Plan's Environmental Element, thereby furthering the City's aims to balance growth with the preservation of its environmental assets, ensuring a high quality of life for current and future residents. The Environmental Element affirms a strong commitment to adopting a Climate Action Plan with measurable targets, guided by SB 32, to reduce GHG emissions 40 percent below 2025 levels and to achieve carbon neutrality by 2045. Strategies for reducing GHG emissions include evaluating net-zero requirements for new construction, expanding electric vehicle (EV) charging infrastructure and parking, advancing carbon sequestration, and aligning local planning efforts with the 2022 California Climate Change Scoping Plan. In addition, the Environmental Element commits to adopting CEQA GHG Emissions Thresholds of Significance standards and to updating Municipal Code parking regulations as needed to reflect best practices for EV charging.

The General Plan includes implementation programs from the Environmental Element (Q, R, and S, discussed below) related to the preparation of a CAP:

Implementation Program Q: Climate Action Plan. The City shall adopt the Pleasant Hill Climate Action Plan by Summer 2025 and include targets that reflect those set by SB 32 to reduce GHG emissions by 40 percent below the 1990 levels by 2030 and AB 1279 to achieve carbon neutrality by 2045. Implementation measures in the CAP to achieve the 2030 and 2045 targets shall include, but are not limited to, the following:

- Develop and adopt Zero Net Energy requirements for new and remodeled residential and non-residential development;
- Develop and adopt a building electrification ordinance for existing and proposed structures;
- Expand charging infrastructure and parking for electric vehicles;

⁵ While the 2040 General Plan provides the framework for the development of up to 9,156,213 new non-residential gsf, implementation of the General Plan would lead to a reduction of 217,018 gsf of office uses. However, these office uses are not necessarily being eliminated. Under the General Plan, office uses are allowed under mixed use land uses in addition to the traditional office land use designation; this change allows for more flexibility and diversity of uses that are not exclusive to offices.

- Implement carbon sequestration by expanding the urban forest, participating in soil-based or compost application sequestration initiatives, supporting regional open space protection, and/or incentivizing rooftop gardens, and;
- Implement policies and measures included in the 2017 and 2022 California Climate Change Scoping Plans, such as mobile source strategies for increasing clean transit options and zero emissions vehicles by providing electric vehicle charging stations.

Implementation Program R: GHG Emissions Thresholds of Significance. The City shall also adopt Pleasant Hill CEQA GHG Emissions Thresholds of Significance that are consistent with the Pleasant Hill Climate Action Plan by Summer 2025 for use in future CEQA GHG emissions analyses through 2030 and consistent with SB 32. In addition, upon completion of future Climate Action Plan updates and as necessary, the City shall update the CEQA GHG emissions threshold of significance to be consistent with each climate action plan update.

Implementation Program S: Pursue a diverse mix of GHG reduction strategies across a range of municipal activities that generate GHG emissions and perform municipal GHG inventories at least once every five years to track results for implementation elsewhere.

The Pleasant Hill 2040 General Plan EIR examined potential impacts from the implementation of the City's 2040 General Plan related to all topics listed in the 2022 CEQA Guidelines Appendix G. The General Plan EIR is a program-level EIR that considers the environmental effects from the implementation of the General Plan through the 2040 planning horizon. Resources Code (PRC) Section 21083.3(b) and State California Environmental Quality Act (CEQA) Guidelines Sections 15168 and 15183 establish that the General Plan EIR can be used as the CEQA document for subsequent public and private projects that are consistent with the General Plan. Projects are evaluated to determine whether the actions proposed fall within the scope of the General Plan, whether project impacts are addressed in the certified General Plan EIR, and whether the project incorporates all applicable performance standards and mitigation measures identified in the General Plan EIR.

The General Plan Draft EIR determined that the 2040 General Plan impacts related to the generation of GHG emissions and consistency with GHG reduction plans and regulations were significant and unavoidable.⁶ Development and implementation of this CAP was required through mitigation identified in the General Plan EIR and adopted by the City of Pleasant Hill. Specifically, Mitigation Measure GHG-2, *Revise General Plan Program O to include details related to adoption and implementation of a Climate Action Plan*

⁶ City of Pleasant Hill, *Pleasant Hill 2040 General Plan Draft EIR*, page 3.6-26, January 30, 2023. Available online at: <https://www.phillca.gov/DocumentCenter/View/21503/Draft-EIR>, accessed January 14, 2026.

and CEQA GHG Emissions Thresholds, was included in the General Plan EIR to reduce these impacts. Mitigation Measure GHG-2 reiterates the goals established in **Implementation Program Q** and **R**, above. In addition to the General Plan EIR, other local plans relevant to the development of the CAP include the Pleasant Hill Bicycle and Pedestrian Master Plan, the Contra Costa County Climate Action and Adaptation Plan, the Contra Costa County Hazard Mitigation Plan, and the Central County Action Plan.

This Addendum supplements the General Plan EIR analysis and evaluates the specific GHG reduction and climate change adaptation measures and strategies in the CAP for the potential to change the conclusions of the General Plan EIR. The analysis in this addendum remains programmatic; it does not analyze subsequent individual projects or actions resulting from implementation of the CAP because such details are not presently available (e.g., specific location of infrastructure). These later projects or actions would be examined during the City's review to determine whether they are consistent with activities identified in the CAP and whether the environmental impacts associated with these projects or actions are greater than what was analyzed in the General Plan EIR; projects or actions found not to achieve these would potentially require an additional environmental document to be prepared. During this examination, if the City finds pursuant to *State CEQA Guidelines* Section 15162 that no new significant effects are identified or no new mitigation measures would be required on a subsequent project, the activity can be approved as being within the scope of the project covered by the General Plan EIR and this Addendum. As the lead agency under the CEQA, the City has determined that the adoption and implementation of the proposed CAP warrants the preparation of an addendum in accordance with Section 15164 of the *State CEQA Guidelines*.

Adopted Mitigation Measures from the 2040 General Plan EIR

The General Plan EIR identifies mitigation measures that would reduce the potentially significant impacts of the General Plan. These mitigation measures were required as part of the approval process, incorporated into the General Plan EIR, and are listed in **Table 1**. These mitigation measures will continue to be implemented as regulatory compliance measures as applicable and appropriate with respect to the proposed Project. These measures were included in the Mitigation Monitoring and Reporting Program (MMRP) adopted by the City of Pleasant Hill along with certification of the General Plan EIR on May 18, 2023.

Table 1
Adopted Mitigation Measures

Aesthetics

MM AES-1: Revise General Plan Land Use Element to prepare a City Lighting Standards Study and implement the findings. The City shall revise the General Plan Land Use Element to include a policy that states the following: The City shall adopt lighting standards intended to maintain ambient lighting levels after preparing a City Lighting Standards study to determine visibility, minimum glare, and minimum spillage standards in relation to other properties or into the sky. Implementation of this policy would encourage, through the regulation of the types, kinds, construction, installation and uses of outdoor electrically powered illuminating devices, lighting practices and systems to conserve energy without decreasing safety, utility, security, and productivity while enhancing nighttime enjoyment of property and night skies.

Air Quality

MM AQ-1: Adopt and Implement a New General Plan Policy to Reduce Construction Criteria Pollutant Emissions. To reduce temporary increases in criteria air pollutant emissions during the construction phase for discretionary development projects that are subject to CEQA which exceed the screening sizes in the Bay Area Air Quality Management District (BAAQMD)⁷ CEQA Guidelines, the City shall adopt the following General Plan Policy to be implemented as part of the project approval process:

- New Policy: Require projects that exceed the BAAQMD screening sizes to evaluate project-specific construction emissions in conformance with the BAAQMD methodology and if construction-related criteria air pollutants exceed the BAAQMD thresholds of significance, require the project applicant to mitigate the impacts to a less-than-significant level.

MM AQ-2: Adopt and Implement a New General Plan Policy to Reduce Operational Criteria Pollutant Emissions. To reduce long-term increases in air pollutants during the operation phase for discretionary development projects that are subject to CEQA that exceed the screening sizes in the Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines, the City shall adopt the following General Plan Policy:

- New Policy: Require projects that exceed the BAAQMD screening sizes to evaluate project-specific operation emissions in conformance with BAAQMD CEQA Guidelines, and if operation-related air pollutants exceed the BAAQMD-adopted thresholds of significance, require

MM AQ-3 Adopt and Implement a New General Plan Policy to Conduct and Implement Construction Health Risk Assessment. To identify and reduce potential risk exposure to nearby sensitive receivers during the construction of individual projects facilitated by the 2040 General Plan, the City shall adopt the following General Plan Policy:

- New Policy: For individual projects (excluding ADUs, single-family residences, and duplexes) where construction activities would occur within 1,000 feet of sensitive receptors, would last longer than two months, and would not utilize equipment rated US EPA Tier 4 for equipment of 50 horsepower or more, or construction equipment fitted with Level 3 Diesel Particulate Filters for all equipment of 50 horsepower or more, and/or alternative fuel construction equipment, the project applicant shall coordinate with the City to determine if a construction health risk assessment (HRA) shall be performed. If an HRA is to be performed, the HRA shall determine potential risk and compare the risk to the following BAAQMD thresholds:
 - Non-compliance with Qualified Community Risk Reduction Plan;
 - Increased cancer risk of > 10.0 in a million;
 - Increased non-cancer risk of >1.0 Hazard Index (Chronic or Acute); or
 - Ambient PM_{2.5} increase of >0.3 µg/m³ annual average

If risk exceeds the thresholds, measures such as requiring the use of Tier 4 engines, Level 3 Diesel Particulate Filters, and/or alternative fuel construction equipment shall be incorporated to reduce the risk to appropriate levels.

MM AQ-4: Adopt and Implement a New General Plan Policy to Reduce Operational Toxic Air Contaminants. To ensure sensitive receptors are not exposed to toxic air contaminant emissions during the operation phase for discretionary development projects that are subject to CEQA, which exceed the screening sizes in the Bay Area Air Quality Management District (BAAQMD) CEQA

⁷ As of January 22, 2025, the BAAQMD is now referred to as the Bay Area Air District (BAAD). Older reference materials may still refer to the District's former name.

Guidelines, the City shall adopt the following General Plan Policy:

- New Policy: Require applicants for industrial or warehousing land uses or commercial land uses that would generate substantial diesel truck travel (i.e., 100 diesel trucks per day or 40 or more trucks with diesel-powered transport refrigeration units per day) to contact BAAQMD to determine the appropriate level of operational health risk assessment (HRA) required. If required, the operational HRA shall be prepared in accordance with the Office of Environmental Health Hazard Assessment and BAAQMD requirements and mitigated to an acceptable level. Typical measures to reduce risk impacts may include, but are not limited to:
 - a) Restricting idling on-site beyond Air-Toxic Control Measures idling restrictions, as feasible.
 - b) Electrifying warehousing docks.
 - c) Truck Electric Vehicle (EV) Capable trailer spaces.
 - d) Requiring use of newer equipment and/or vehicles.
 - e) Restricting off-site truck travel through the creation of truck routes.

MM AQ-5: Adopt and Implement a New General Plan Policy to Reduce Operational Odor Impacts. To reduce odor impacts associated with development facilitated by the 2040 General Plan, the City shall adopt the following General Plan Policy to be implemented as a part of the project approval process:

- New Policy: Odor Impacts. Consider odor impacts when evaluating land uses and development projects near wastewater treatment plants, treatment plant expansion projects, waste transfer stations, and other odor potential sources per the latest BAAQMD screening distances and guidelines.

Biological Resources

MM BIO-1: Add a General Plan Program to Conduct Pre-Construction Bird Surveys and Implement Avoidance and Minimization Measures. The City shall add a 2040 General Plan Environment Element Program to include the following requirements for nesting bird surveys, avoidance, and minimization measures:

For construction activities initiated during the bird nesting season (February 1 – September 15) involving removal of vegetation that could potentially serve as habitat for special-status bird species or other nesting bird habitat, including abandoned structures and other manmade features, a pre-construction nesting bird survey shall be conducted no more than 14 days prior to initiation of ground disturbance and vegetation removal activities. The nesting bird pre-construction survey shall be conducted on foot and shall include a buffer around the construction site at a distance determined by a qualified biologist. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in California Bay Area communities (i.e., qualified biologist). If nests are found, an avoidance buffer shall be determined by a qualified biologist dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site. The buffer shall be demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to demarcate the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within the buffer until the biologist has confirmed that breeding/nesting is completed, and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist on the basis that the encroachment will not be detrimental to an active nest. A report summarizing the pre-construction survey(s) shall be prepared by a qualified biologist and shall be submitted to the City prior to the commencement of construction activities.

Future project site plans shall include a statement acknowledging compliance with the federal MBTA and California Fish and Game Code that includes avoidance of active bird nests and identification of Best Management Practices to avoid impacts to active nests, including checking for nests prior to construction activities during February 1 to September 15 and what to do if an active nest is found so that the nest is not inadvertently impacted during grading or construction activities.

MM BIO-2: Add a General Plan Program to Conduct Pre-Construction Roosting Bats Surveys and Implement Avoidance Measures Prior to Removal. The City shall add a 2040 General Plan Environment Element Program to include the following requirements for roosting bat surveys and avoidance measures prior to removal:

Prior to the removal or alteration of trees and structures that may serve as roosting habitat for special-status bat species, a qualified biologist shall conduct a focused survey of all trees and structures to be removed or impacted by construction activities to determine whether active roosts of special-status bats are present on site. Tree or structure removal shall be planned for either the spring or the fall and timed to ensure both suitable conditions for the detection of bats and adequate time for tree and/or structure removal to occur during seasonal periods of bat activity exclusive of the breeding season, as described below. Trees and/or structures containing suitable potential bat roost habitat features shall be clearly marked or identified. If no bat roosts are found, the results of the survey will be documented and submitted to the City within 30 days of the survey, after which no further action will be required.

If day roosts are present, the biologist shall prepare a site-specific roosting bat protection plan to be implemented by the contractor

following the City's approval. The plan shall incorporate the following guidance as appropriate:

- When possible, removal of trees/structures identified as suitable roosting habitat shall be conducted during seasonal periods of bat activity, including the following:
 - a) Between September 1 and about October 15, or before evening temperatures fall below 45 degrees Fahrenheit and/or more than 0.5 inch of rainfall within 24 hours occurs.
 - b) Between March 1 and April 15, or after evening temperatures rise above 45 degrees Fahrenheit and/or no more than 0.5 inch of rainfall within 24 hours occurs.
- If a tree/structure must be removed during the breeding season and is identified as potentially containing a colonial maternity roost, then a qualified biologist shall conduct acoustic emergence surveys or implement other appropriate methods to further evaluate if the roost is an active maternity roost. Under the biologist's guidance, the contractor shall implement measures that consist of (or exceed) the following:
 - a) If it is determined that the roost is not an active maternity roost, then the roost may be removed in accordance with the other requirements of this measure.
 - b) If it is found that an active maternity roost of a colonial roosting species is present, the roost shall not be disturbed during the breeding season (April 15 to August 31).
- Tree removal procedures shall be implemented using a two-step tree removal process. This method is conducted over two consecutive days and works by creating noise and vibration by cutting non-habitat branches and limbs from habitat trees using chainsaws only (no excavators or other heavy machinery) on day one. The noise and vibration disturbance, together with the visible alteration of the tree, is very effective in causing bats that emerge nightly to feed to not return to the roost that night. The remainder of the tree is removed on day two.
- Prior to the demolition of vacant structures within the project site, a qualified biologist shall conduct a focused habitat assessment of all structures to be demolished. The habitat assessment shall be conducted enough in advance to ensure the commencement of building demolition can be scheduled during seasonal periods of bat activity (see above), if required. If no signs of day roosting activity are observed, no further actions will be required. If bats or signs of day roosting by bats are observed, a qualified biologist will prepare specific recommendations such as partial dismantling to cause bats to abandon the roost, or humane eviction, both to be conducted during seasonal periods of bat activity, if required.

If the qualified biologist determines a roost is used by a large number of bats (large hibernaculum), bat boxes shall be installed near the project site. The number of bat boxes installed will depend on the size of the hibernaculum and shall be determined through consultation with CDFW. If a maternity colony has become established, all construction activities shall be postponed within a 500-foot buffer around the maternity colony until it is determined by a qualified biologist that the young have dispersed. Once it has been determined that the roost is clear of bats, the roost shall be removed immediately.

Cultural Resources

MM CR-1: Revise General Plan Implementation Program M to Include Preparation of Historical Resources Evaluation prior to Approval for Projects Involving Buildings 45 years or Older and Implementation of Mitigation Prior to and During Construction. The City shall revise 2040 General Plan Environment Element Program M to include that, in addition to updating the existing historical and cultural resources survey, a historical resources evaluation shall be prepared prior to approval of a project carried out under the 2040 General Plan involving the demolition or substantial alteration of a building, structure, object, or other built environment feature that is 45 years of age or older.

The City shall add further details to 2040 General Plan Program M that state the following:

- The evaluation shall be prepared by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards in architectural history or history (as defined in Code of Federal Regulations, Title 36, Part 61). The qualified architectural historian or historian shall conduct an intensive-level evaluation in accordance with the guidelines and best practices promulgated by the State Office of Historic Preservation to identify potential historical resources within the proposed development site. All properties 45 years of age or older shall be evaluated within their historic context and documented in a report meeting the State Office of Historic Preservation guidelines. All evaluated properties shall be documented on Department of Parks and Recreation Series 523 Forms. The report shall be submitted to the City for review and concurrence. If the property is already listed in the NRHP or CRHR, the historical resources evaluation described above shall not be required.
- If historical resources are identified within the site of a proposed development, efforts shall be made to the extent feasible to ensure that impacts are mitigated. Application of mitigation shall generally be overseen by a qualified architectural historian or historic architect meeting the Professional Qualification Standards, unless unnecessary in the circumstances (e.g., preservation in place). In conjunction with a development application that may affect the historical resource, the historical resources evaluation report shall also identify and specify the treatment of character-defining features and construction activities.

- Efforts shall be made to the greatest extent feasible to ensure that the relocation, rehabilitation, or alteration of the resource is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Application of the Standards shall be overseen by a qualified architectural historian or historic architect meeting the Professional Qualification Standards. In conjunction with a development application that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City for review and concurrence. As applicable, the report shall demonstrate how a project complies with the Standards and be submitted to the City for review and approval prior to the issuance of permits.
- If significant historical resources are identified on a development site and compliance with the Standards and or avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. Mitigation measures may include documentation of the historical resource in the form of a Historic American Building Survey (HABS) report, or equivalent. The report shall comply with the Secretary of the Interior's Standards for Architectural and Engineering Documentation and shall generally follow the HABS Level III requirements, including digital photographic recordation, detailed historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the Professional Qualification Standards and submitted to the City prior to issuance of any permits for demolition or alteration of the historical resource.

MM CR-2: Revise General Plan Implementation Program M to Include Preparation of Archaeological Resources Assessment Prior to Project Approval and Implementation of Mitigation Prior To and During Construction. The City shall revise 2040 General Plan Environment Element Program M to include that, in addition to updating the existing historical and cultural resources survey, prior to approval of a project that involves ground disturbance activities in native or previously undisturbed soils that may include, but are not limited to, pavement removal, potholing, grubbing, tree removal, excavation or grading, an archaeological resources assessment shall be prepared under the supervision of an archaeologist that meets the Secretary of the Interior's Professional Qualification Standards in either prehistoric or historic archaeology.

The City shall add further details to 2040 General Plan Program M that state the following:

- Assessments shall include a California Historical Resources Information System records search at the Northwest Information Center (NAHC) and a Sacred Lands File search maintained by the Native American Heritage Commission. The records searches will characterize the results of previous cultural resource surveys and disclose any cultural resources that have been recorded and/or evaluated in and around a project site. A Phase I pedestrian survey shall be undertaken at a project site that is on previously undeveloped land in order to locate any surface cultural materials. By performing a records search, consultation with the NAHC, and a Phase I survey, a qualified archaeologist shall be able to classify a project site as having high, medium, or low sensitivity for archaeological resources.
- If the Phase I archaeological survey identifies resources that may be affected by a project, the archaeological resources assessment shall also include Phase II testing and evaluation. If resources are determined significant or unique through Phase II testing and site avoidance is not possible, appropriate site-specific mitigation measures shall be identified in the Phase II evaluation. These measures shall include, but would not be limited to, a Phase III data recovery program, avoidance, or other appropriate actions to be determined by a qualified archaeologist in consultation with the City and any interested Tribes, as stated in the 2040 General Plan Tribal Consultation Implementation Program outlined by Goal ENV-5. If significant archaeological resources cannot be avoided, impacts may be reduced to less-than-significant levels by filling on top of the sites rather than cutting into a cultural deposits. Alternatively, and/or in addition, a data collection program may be warranted, including mapping the location of artifacts, surface collection of artifacts, or excavation of the cultural deposit to characterize the nature of the buried portions of sites. Curation of the excavated artifacts or samples shall occur as specified by the archaeologist in consultation with the City and any interested Tribes. As stated in the 2040 General Plan Tribal Consultation Implementation Program outlined by Goal ENV-5, the final disposition of artifacts not directly associated with Native American graves shall be negotiated during consultation with interested tribes. If Native American tribes do not accept the artifact, it shall be offered to an institution staffed by qualified professionals, as determined by the City Planner. Artifacts include material recovered from all phases of work, including the initial survey, testing, indexing, data recovery, and monitoring.

MM CR-3: Revise General Plan Goal ENV-5 to Include a Policy to Stop Work in the Event of Unanticipated Cultural Resources Discoveries During Construction. The City shall revise the 2040 General Plan Environment Element Goal ENV-5 to include a policy that, if cultural resources are encountered during ground-disturbing activities for a project, work in the immediate area shall be halted and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology in either prehistoric or historic archaeology shall be contacted immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by a project, additional work such as excavating the cultural deposit to fully characterize its extent, and collecting and curating artifacts may be warranted to mitigate any significant impacts to cultural resources. In the event that archaeological resources of Native American origin are identified during project construction, a qualified archaeologist will consult with the City to begin

Native American consultation procedures.

MM CR-4: CR-4 Revise General Plan Goal ENV-5 to Include a Policy to Suspend Work around Tribal Cultural Resources Identified During Construction. The City shall revise the 2040 General Plan Environment Element Goal 5 to include a policy that in the event that cultural resources of Native American origin are identified during construction of a project implemented under the 2040 General Plan, all earth-disturbing work in the vicinity of the find shall be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find as a cultural resource and an appropriate local Native American representative is consulted. If the City, in consultation with local Native Americans, determines that the resource is a tribal cultural resource and, thus, significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with local Native American group(s). The mitigation plan shall include avoidance of the resource or, if avoidance of the resource is infeasible, the plan shall outline the appropriate treatment of the resource in coordination with the appropriate local Native American tribal representative and, if applicable, a qualified archaeologist. Examples of appropriate mitigation for tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, or heritage recovery.

Geology and Soils

MM GEO-1: Adopt and Implement a New General Plan Policy to Protect Paleontological Resources. The City of Pleasant Hill shall add a policy (or policies) providing for the protection of paleontological resources to the 2040 General Plan prior to its adoption. The policy (policies) shall include the following:

- A Qualified Professional Paleontologist (as defined by SVP13) must be retained to conduct a paleontological resources analysis prior to the beginning of projects involving ground disturbance in geologic units with high paleontological sensitivity to determine whether there is a potential for significant impacts to paleontological resources.
- If potential impacts to paleontological resources are found to be significant, then a Qualified Professional Paleontologist shall be retained to develop and implement a Paleontological Resources Mitigation Program to ensure that impacts to paleontological resources are less than significant

Greenhouse Gas Emissions and Energy

MM GHG-1: Revise General Plan Policy ENV 8.1 to Reflect Latest State and BAAQMD GHG Emissions Targets. The City shall revise 2040 General Plan Environment Element Policy ENV 8.1 (Meet State Emission Reduction Targets) to reflect the latest State and BAAQMD GHG emissions targets of 40 percent below 1990 levels by 2030 (pursuant to SB 32) and carbon neutrality by 2045 (pursuant to AB 1279).

MM GHG-2: Revise General Plan Program O to Include Details Related to Adoption and Implementation of a Climate Action Plan and CEQA GHG Emissions Thresholds. The City shall add further details to 2040 General Plan Environment Element Program O (Climate Action) that state the following:

The City shall adopt the Pleasant Hill Climate Action Plan by Summer 2024 and include targets that reflect those set by SB 32 to reduce GHG emissions by 40 percent below the 1990 levels by 2030 and AB 1279 to achieve carbon neutrality by 2045. Implementation measures in the CAP to achieve the 2030 and 2045 targets shall include, but are not limited to, the following:

- Develop and adopt Zero Net Energy requirements for new and remodeled residential and non-residential development;
- Develop and adopt a building electrification ordinance for existing and proposed structures;
- Expand charging infrastructure and parking for electric vehicles;
- Implement carbon sequestration by expanding the urban forest, participating in soilbased or compost application sequestration initiatives, supporting regional open space protection, and/or incentivizing rooftop gardens; and
- Implement policies and measures included in the 2017 and 2022 California Climate Change Scoping Plans, such as mobile source strategies for increasing clean transit options and zero emissions vehicles by providing electric vehicle charging stations.

The City shall also adopt Pleasant Hill CEQA GHG Emissions Thresholds of Significance that are consistent with the Pleasant Hill Climate Action Plan by Summer 2024 for use in future CEQA GHG emissions analyses through 2030 and consistent with SB 32. In addition, upon completion of future Climate Action Plan updates and as necessary, the City shall update the CEQA GHG emissions threshold of significance to be consistent with each climate action plan update.

Hazards and Hazardous Materials

MM HAZ-1: Adopt and Implement a New General Plan Policy to Conduct Project Design Review for Wildfire Risk Reduction. The City shall include a new 2040 General Plan Hazards and Safety Element policy as follows: Project landscape plans shall include fire-resistant vegetation native to Contra Costa County and/or the local microclimate of the site and prohibit the use of fire-prone species especially non-native, invasive species. If the project site is within a known landslide area, the site shall be subject to geotechnical review regarding potential post-fire slope instability. Structural engineering features incorporated into the design of the structure to reduce the risk of damage to the structure from post-fire slope instability shall be recommended by a qualified engineer and approved by the City prior to the building permit approval.

MM HAZ-2: Construction Wildfire Risk Reduction. The City shall require the following measures during project construction:

1. Construction activities with potential to ignite wildfires shall be prohibited during redflag warnings issued by the National Weather Service for the site. Example activities include welding and grinding outside of enclosed buildings.
2. Fire extinguishers shall be available onsite during project construction. Fire extinguishers shall be maintained to function according to manufacturer specifications. Construction personnel shall receive training on the proper methods of using a fire extinguisher.
3. Construction equipment powered by internal combustion engines shall be equipped with spark arresters. The spark arresters shall be maintained pursuant to manufacturer recommendations to ensure adequate performance.

At the City's discretion, additional wildfire risk reduction requirements may be required during construction. The City shall review and approve the project-specific methods to be employed prior to building permit approval.

MM HAZ-3: Project Design Wildfire Risk Reduction. Project landscape plans (as made available when project applications are submitted) shall include fire-resistant vegetation native to Contra Costa County and/or the local microclimate of the site and prohibit the use of fire prone species especially non-native, invasive species. If the project site is within a known landslide area (see Figure 3.5-5 in Section 3.5, Geology, Soils, and Mineral Resources), the site shall be subject to geotechnical review regarding potential post-fire slope instability. Structural engineering features incorporated into the design of a structure to reduce the risk of damage to the structure from post-fire slope instability shall be recommended by a qualified engineer and approved by the City prior to the building permit approval.

Noise

MM NOI-1: Adopt and Implement a New General Plan Policy to Update the Zoning Ordinance to Implement Construction Noise Reduction Measures. To minimize noise during construction, the City shall adopt the following 2040 General Plan Hazards and Safety Element policy to update the Zoning Ordinance to include the following:

- **New Policy:** Construction contractors shall implement the following measures for construction activities conducted within the City. Construction plans submitted to the City shall include construction noise analysis and identify these measures on demolition, grading, and construction plans submitted to the City. The City of Pleasant Hill Building Division shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading and/or building permits.
 - **Mufflers.** During excavation and grading construction phases, all construction equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers consistent with manufacturers' standards.
 - **Stationary Equipment.** All stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receivers.
 - **Equipment Staging Areas.** Equipment staging shall be located in areas that will create the greatest distance feasible between construction-related noise sources and noise-sensitive receivers.
 - **Smart Back-up Alarms.** Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction in compliance with applicable safety laws and regulations.
 - **Electrically-Powered Tools and Facilities.** Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities, where feasible.
 - **Noise Disturbance Coordinator.** The project applicant shall designate a "noise disturbance coordinator" responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of any noise complaint and shall require that reasonable measures be implemented to correct the problem. A telephone number for the disturbance coordinator and the City shall be posted at the construction site.

- **Temporary Noise Barriers.** Erect temporary noise barriers, where feasible, when construction noise is predicted to exceed the acceptable standards (e.g., 80 dBA Leq at residential receivers, schools or other sensitive receptors during the daytime) and when the anticipated construction duration is greater than is typical (e.g., two years or greater). Temporary noise barriers shall be constructed with solid materials (e.g., wood) with a density of at least 1.5 pounds per square foot with no gaps from the ground to the top of the barrier. If a sound blanket is used, barriers shall be constructed with solid material with a density of at least 1 pound per square foot with no gaps from the ground to the top of the barrier and be lined on the construction side with acoustical blanket, curtain or equivalent absorptive material rated sound transmission class (STC) 32 or higher.

MM NOI-2 Adopt and Implement a New General Plan Policy to Update the Zoning Ordinance to Implement Construction Vibration Control Measures. To reduce potential construction vibration impacts, the City shall adopt the following 2040 General Plan Hazards and Safety Element policy to update the Zoning Ordinance to include the following:

- **New Policy:** Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures such as historical resources, 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); a vibratory roller within 40 feet of fragile historical resources or 25 feet of any other structure; or a dozer or other large earthmoving equipment within 20 feet for a fragile historical structure or 15 feet of any other structure, the project applicant shall prepare a groundborne noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these construction activities. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed FTA architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed this threshold, alternative uses such as drilling piles as opposed to pile driving, static rollers as opposed to vibratory rollers, and lower horsepower earthmoving equipment shall be used. If necessary, construction vibration monitoring shall be conducted to ensure FTA vibration thresholds are not exceeded.

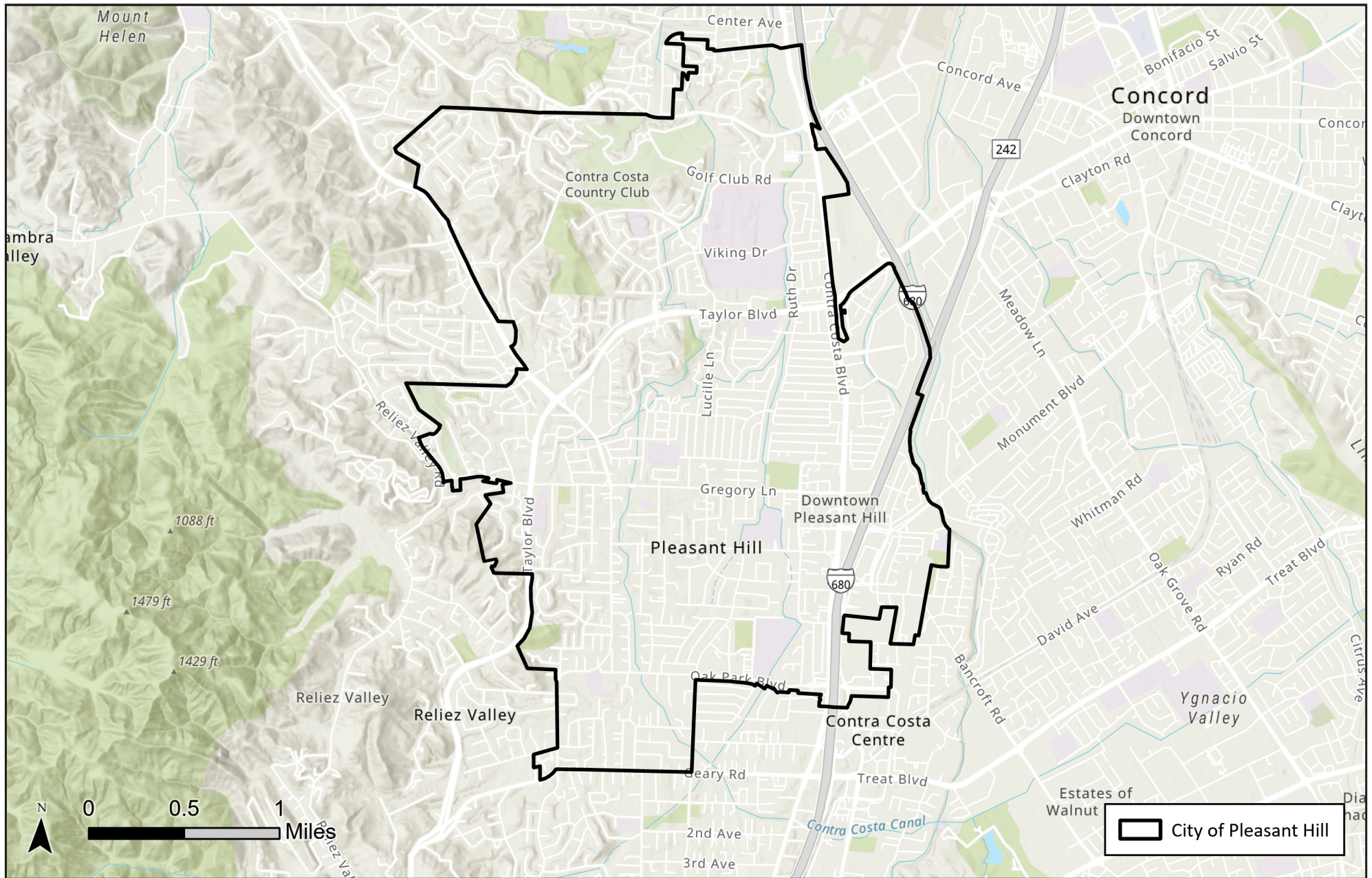
Transportation and Traffic

MM TRA-2: Prepare and Implement a TDM Plan with TDM Programs. The CCTA's Growth Management Program Implementation Guide (Revised February 17, 2021), Appendix F (CCTA Recommended Methodology) describes options for mitigation of vehicle miles traveled (VMT) impacts. The first two options below apply to development project and plans, and the third applies at a Citywide scale.

1. The project applicant shall modify the project's characteristics to reduce VMT generated by the project prior to issuance of an occupancy permit. This might involve changing the density or mixture of land uses on the project site, or changing the project's location to one that is more accessible by transit or other travel modes.
2. The project applicant shall implement transportation demand management (TDM) or physical design measures to reduce VMT generated by the project prior to issuance of an occupancy permit.
3. The City shall participate in a CCTA-approved VMT impact fee program and/or VMT mitigation exchange/banking program, when it is completed and published by CCTA. (Note that CCTA is developing such a program for Contra Costa County.)

The City shall require preparation and implementation of project-level TDM Plans with the following TDM measures for future land use development projects facilitated by the 2040 General Plan that do not meet CCTA screening criteria and thresholds.

Source: City of Pleasant Hill 2040 General Plan EIR. Attachment L.



SOURCE: Esri, 2025

FIGURE 2

Project Vicinity

B. DESCRIPTION OF PROJECT

As previously discussed, the 2040 General Plan includes policies aimed at reducing GHG emissions, promoting energy efficiency, conserving natural resources, and enhancing open spaces. The CAP is the realization of the 2040 General Plan's strategy, thereby furthering Pleasant Hill's aims to balance growth with the preservation of its environmental assets, ensuring a high quality of life for current and future residents. The City's CAP is meant to serve as a guiding document toward GHG reductions in municipal operations and throughout the community. It is designed as a comprehensive approach to reduce emissions in a manner consistent with State guidelines and regulations, and to identify cost-effective opportunities for existing and future residents, businesses, and development, to create a more sustainable community. The CAP is a living document that can be revised as needed with clear and transparent metrics by which progress can be both assessed and measured.

As previously discussed, the CAP is the realization of Implementation Programs Q, R, and S from the 2040 General Plan's Environment Element to adopt a Climate Action Plan with measurable targets, guided by SB 32, to reduce GHG emissions 40 percent below 2025 levels and to achieve carbon neutrality by 2045.

The CAP is divided into four main chapters, as outlined below:

1. **Introduction/Background.** This chapter provides information regarding the background of the CAP, alignment with state policies, alignment with the City's plans and policies, and the progress that has been made towards the emission reduction targets.
2. **GHG Forecast.** This chapter provides data regarding the City's GHG Emission inventory and the baseline used for forecasting future emissions.
3. **Goals: Looking to 2045.** This chapter provides an inventory of existing emissions generated by the City as well as anticipated annual emissions from 2023 through 2045 through an Adjusted Business-As-Usual scenario. This chapter also provides an overview of the methodology used and specific goals and strategies related to the five core areas the plan focuses on: energy, transportation, resource conservation, adaptive management, and green community.
4. **Implementation and Reporting.** This chapter provides an overview of how the City will monitor, fund, implement, and report the progress of the CAP.

The CAP is meant to serve as a guiding document towards GHG reductions both in municipal operations and community wide. It is designed as a comprehensive strategy to reduce emissions (including those associated with Vehicle Miles Traveled [VMT]) in a manner consistent with state guidelines and

regulations, and to identify cost-effective opportunities to existing and future residents, businesses, and development projects for a more sustainable community. Additionally, the CAP establishes a Pleasant Hill GHG Emissions Threshold of Significance for future projects in the City to be assessed against. According to the Bay Area Air District (BAAD) 2022 CEQA Guidelines, a proposed land use development project would not have a significant GHG impact if it is consistent with a local GHG reduction strategy that meets the criteria under *State CEQA Guidelines* Section 15183.5(b).⁸

The proposed CAP meets the requirements for a qualified GHG Reduction Plan as set forth in Section 15183.5(b) of the *State CEQA Guidelines* because the CAP:

- A. Quantifies greenhouse gas emissions, both existing and projected over a specified time period resulting from activities within a defined geographic area; the CAP assesses the implementation of the CAP through the year 2045.
- B. Establishes a level, based on substantial evidence, below which the contribution to greenhouse gas emissions from activities covered by the plan would not be considered cumulatively considerable; the analysis of the CAP in this report determined that there would be no cumulatively considerable environmental impacts.
- C. Identifies and analyzes the greenhouse gas emissions resulting from specific actions or categories of actions anticipated within the geographic area; this Addendum analyzes the environmental impacts from the implementation of the CAP.
- D. Specifies measures or a group of measures, including performance standards, that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified emissions level; the CAP proposes multiple goals, strategies, and actions to help the City achieve the objectives of SB 32 and AB 1279.
- E. Establishes a mechanism to monitor the plan's progress toward achieving the level and to require amendment if the plan is not achieving specified levels; the CAP provides a "Climate Action Tracker" to track annual progress of the CAP.
- F. Will be adopted in public process following environmental review; the CAP will be made available for public review and will be adopted in a public process.

⁸ BAAD, 2022 CEQA Guidelines, "Chapter 3 – Thresholds of Significance," page 3-6, April 20, 2022. Available online at: https://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa-guidelines-2022/ceqa-guidelines-chapter-3-thresholds_final_v2-pdf.pdf?rev=a976830cce0c4a6bb624b020f72d25b3&sc_lang=en, accessed January 14, 2026.

As such, the CAP is consistent with BAAD operational GHG threshold B established in the BAAD 2022 CEQA Guidelines.

GHG Background, Inventory, Reduction Targets, and Forecasts

GHG Background: Global Climate Change

Global climate change refers to any significant change in climate measurements, such as temperature, precipitation, or wind, which lasts for an extended period (i.e., decades or longer).⁹ Climate change may result from:

- natural factors, such as changes in the sun's intensity or slow changes in the Earth's orbit around the sun;
- natural processes within the climate system (e.g., changes in ocean circulation, reduction in sunlight from the addition of GHG and other gases to the atmosphere from volcanic eruptions); and
- human activities that change the atmosphere's composition (e.g., through burning fossil fuels) and the land surface (e.g., deforestation, reforestation, urbanization, desertification).

In recent decades, changes in climate have caused impacts on natural and human systems on all continents and across the oceans. Impacts are due to observed climate change, irrespective of its cause, indicating the sensitivity of natural and human systems to a changing climate. Continuing changes to the global climate system and ecosystems, and to California, are projected to include:

- Rapidly diminishing sea ice and mountain snowpack levels, thereby increasing sea levels and sea surface evaporation rates with a corresponding increase in tropospheric water vapor due to the atmosphere's ability to hold more water vapor at higher temperatures;
- Rising average global sea levels primarily due to thermal expansion and the melting of glaciers, ice caps, and ice sheets;
- Changing weather patterns, including changes to precipitation, ocean salinity, and wind patterns, and more energetic aspects of extreme weather, including droughts, heavy precipitation, heat waves, extreme cold, and the intensity of tropical cyclones;

⁹ U.S. Environmental Protection Agency, "Glossary of Climate Change Terms," Available online at: https://19january2017snapshot.epa.gov/climatechange/glossary-climate-change-terms_.html#Climate%20Change, accessed August 18, 2025.

- Changing levels in snowpack, river flow and sea levels indicating that climate change is already affecting California's water resources;¹⁰
- Dry seasons that start earlier and end later, evoking more frequent and intense wildland fires; and
- Increasing demand for electricity due to rising temperatures.

The natural process through which heat is retained in the troposphere¹¹ is called the "greenhouse effect." Various gases in the Earth's atmosphere, classified as atmospheric greenhouse gases, play a critical role in determining the Earth's surface temperature. Solar radiation enters Earth's atmosphere as short-wave radiation. It travels through the atmosphere without warming it and is absorbed by the Earth's surface. When the Earth re-emits this radiation back toward space, the radiation changes to long-wave radiation. GHGs are transparent to incoming short-wave solar radiation but absorb outgoing long-wave radiation. As a result, radiation that otherwise would escape back into space is now retained, warming the atmosphere. This phenomenon is known as the greenhouse effect.

Greenhouse Gas Compounds

California State law defines GHGs to include the following six compounds:

- **Carbon Dioxide** (CO₂) is released to the atmosphere when solid waste, fossil fuels (oil, natural gas, and coal), and wood and wood products are burned. CO₂ emissions from motor vehicles occur during operation of vehicles and operation of air conditioning systems.
- **Methane** (CH₄) is emitted during the production and transport of coal, natural gas, and oil. Methane emissions also result from the decomposition of organic waste in solid waste landfills, raising livestock, natural gas and petroleum systems, stationary and mobile combustion, and wastewater treatment.
- **Nitrous Oxide** (N₂O) is emitted during agricultural and industrial activities, as well as during combustion of solid waste and fossil fuels. N₂O is also emitted from motor vehicles generally occurring from operation of vehicles.
- **Hydrofluorocarbons** (HFCs) are one of several GWP gases that are not naturally occurring and are generated from industrial processes. HFC (refrigerant) emissions from vehicle air conditioning systems

¹⁰ California Environmental Protection Agency (Cal EPA), Climate Action Team Report to Governor Schwarzenegger and the Legislature, 2010.

¹¹ The troposphere is the bottom layer of the atmosphere, which varies in height from the Earth's surface from 6 to 7 miles.

occur due to leakage, losses during recharging, or release from scrapping vehicles at end of their useful life.

- **Perfluorocarbons** (PFCs) are another high GWP gas that are not naturally occurring and are generated in a variety of industrial processes. Emissions of PFCs are generally negligible from motor vehicles.
- **Sulfur Hexafluoride** (SF₆) is another high-GWP gas that is not naturally occurring and is generated in a variety of industrial processes. Emissions of SF₆ are generally negligible from motor vehicles.

Global warming potential (GWP) was developed to allow comparisons of the global warming impacts of different gases. Specifically, it is a measure of how much energy the emissions of 1 ton of a gas will absorb over a given period of time, relative to the emissions of 1 ton of carbon dioxide (CO₂). CO₂, by definition, has a GWP of 1 regardless of the time period used, because it is the gas being used as the reference. CO₂ remains in the climate system for a very long time: CO₂ emissions cause increases in atmospheric concentrations of CO₂ that will last thousands of years. Methane (CH₄) is estimated to have a GWP of 28–36 over 100 years. CH₄ emitted today lasts about a decade on average, which is much less time than CO₂. But CH₄ also absorbs much more energy than CO₂. The net effect of the shorter lifetime and higher energy absorption is reflected in the GWP. Nitrous Oxide (N₂O) has a GWP 265–298 times that of CO₂ for a 100-year timescale. N₂O emitted today remains in the atmosphere for more than 100 years, on average. Chlorofluorocarbons (CFCs), hydrofluorocarbons (HFCs), hydrochlorofluorocarbons (HCFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆) are sometimes called high-GWP gases because, for a given amount of mass, they trap substantially more heat than CO₂. The GWPs for these gases can be in the thousands or tens of thousands.¹²

GHG Inventory

The City of Pleasant Hill recognizes the potentially significant impact that GHG emissions have on the local community and how they contribute to the worsening effects of climate change. As part of its commitment to climate action, the City is taking steps to reduce emissions across all sectors. The City's GHG inventory highlights the City's largest GHG emission sources, including transportation, energy use in buildings, and solid waste, and establishes a foundation for targeted emissions reduction strategies.

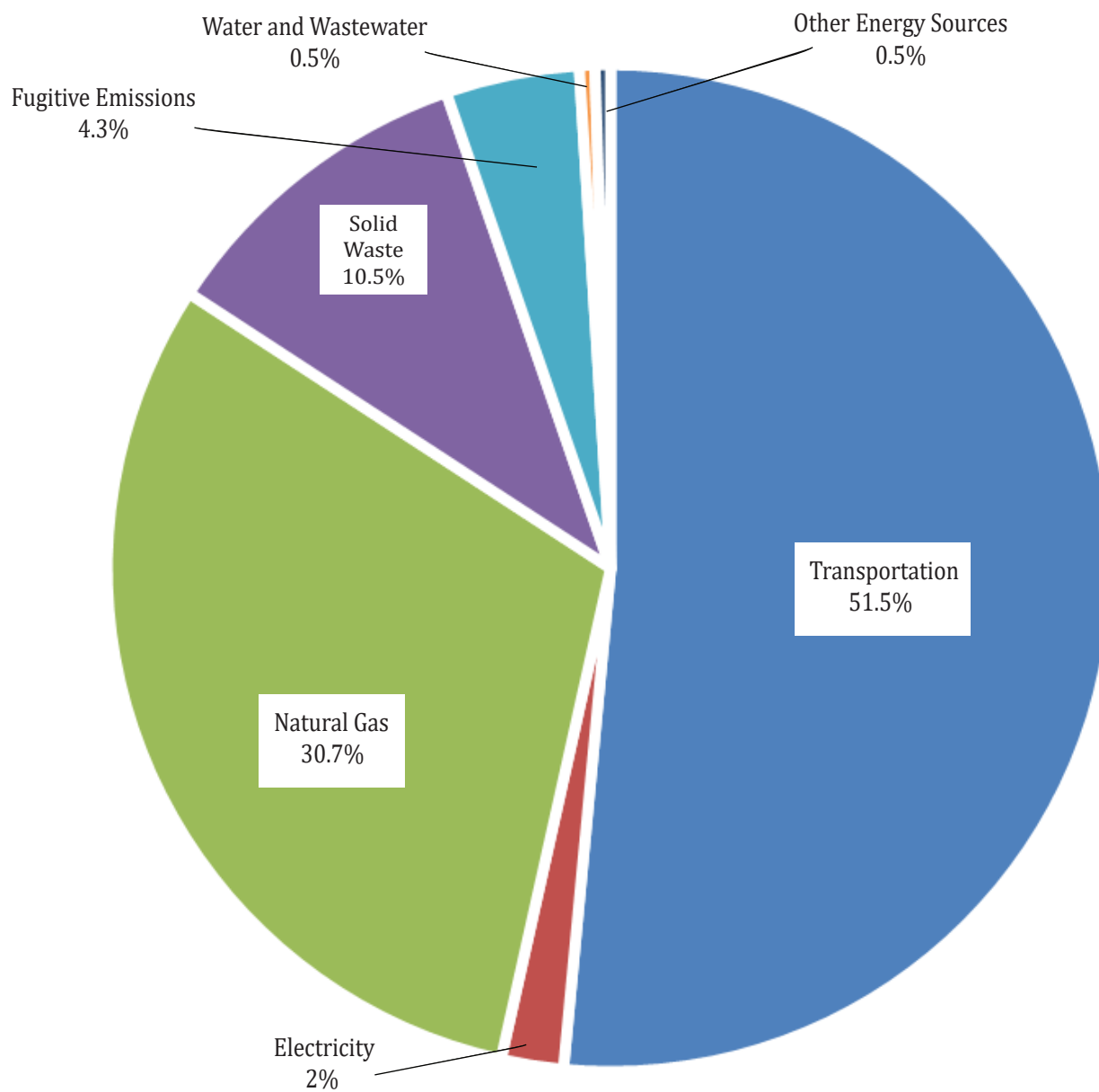
Preparing a GHG emissions inventory is an important first step in the climate action planning process. This inventory establishes a baseline that enables the City to set measurable reduction targets, develop effective climate action strategies, and track progress over time. It also ensures compliance with State mandates,

¹² U.S. EPA. "Understanding Global Warming Potentials." Available online at: <https://www.epa.gov/ghgemissions/understanding-global-warming-potentials>, accessed August 18, 2025.

such as Senate Bill 32 (SB 32) and Assembly Bill 1279 (AB 1279), which require significant reductions in GHG emissions and aim for carbon neutrality by 2045. By identifying major emission sources, the City can prioritize interventions in areas like transportation, energy use, and waste management. Moreover, a transparent and accurate GHG inventory fosters community engagement and accountability, aligning local efforts with broader State and regional goals.

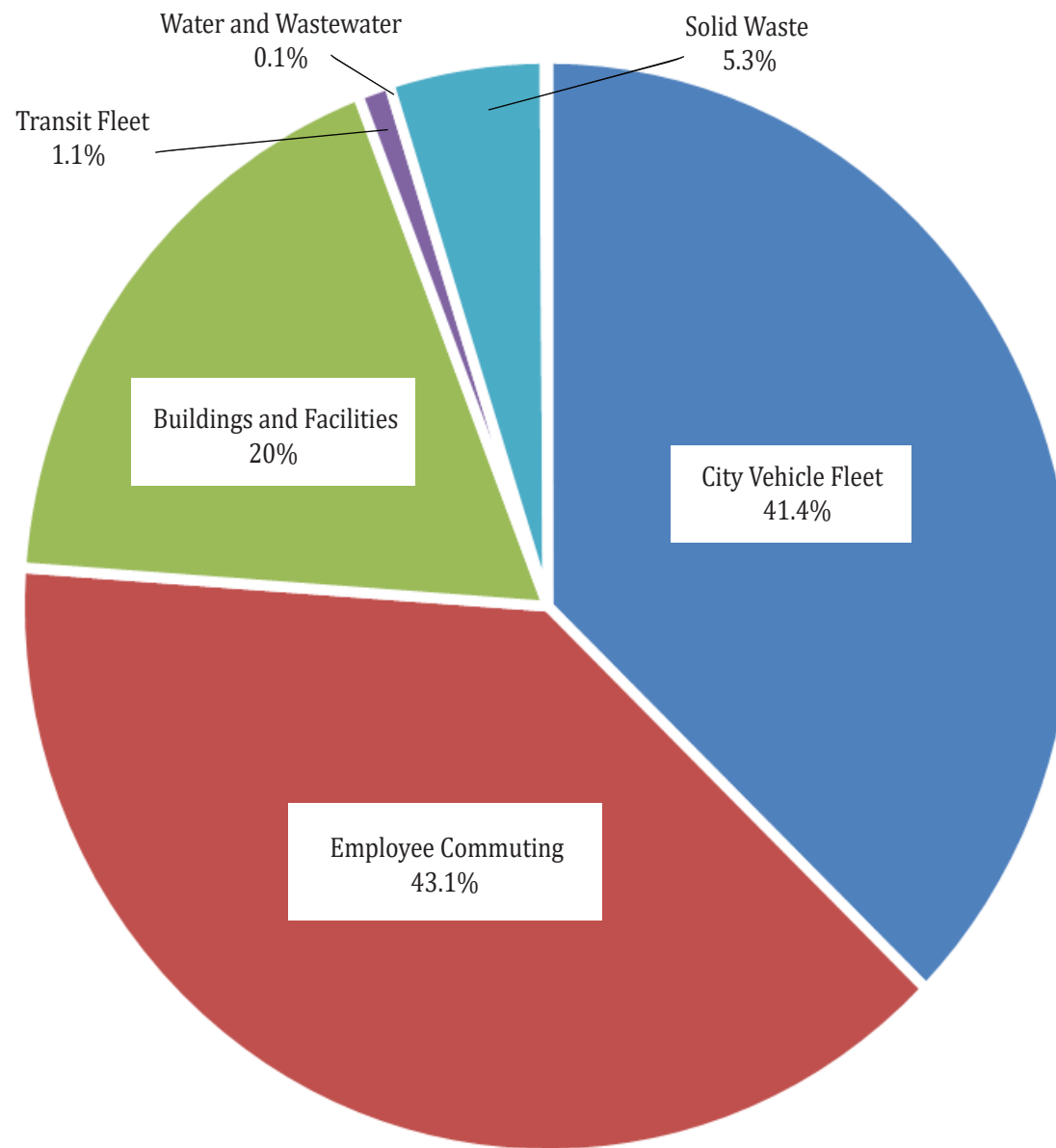
In the City, emissions are divided into two primary tracks: the community and the local government inventory. The community inventory focuses on emissions from individuals residing within the City's jurisdiction, encompassing those mainly within the city limits, as well as those resulting from residents' activities. The local government operations inventory focuses on emissions stemming from government activities and facilities. The CAP uses an emissions inventory from 2023 as the baseline; in 2023, the Pleasant Hill community produced a total of 129,655 metric tons of carbon dioxide equivalent emissions (MT CO₂e). As illustrated in **Figure 3, City of Pleasant Hill Community GHG Inventory by Sector**, and **Table 2**, below, the greatest percentage of emissions was from the transportation sector at 51.5 percent, or 66,782 MT CO₂e. Energy use (which includes electricity and natural gas) represents the next largest source at 32.7 percent, or 42,373 MT CO₂e. The remainder of the community inventory includes solid waste with 10.5 percent or 13,658 MT CO₂e, fugitive emissions with 4.3 percent or 5,623 MT CO₂e, water and wastewater with 0.5 percent or 616 MT CO₂e, and other energy sources making up 0.5 percent or 605 MT CO₂e of the community GHG inventory.

In 2023, emissions from local government operations totaled 893 MT CO₂e. As illustrated in **Figure 4, City of Pleasant Hill Municipal GHG Inventory by Sector**, and **Table 3**, below, the greatest percentage of emissions was from employee commuting at 43.1 percent, or 385 MT CO₂e, and vehicle fleet mobile combustion at 41.4 percent, or 370 MT CO₂e. Additionally, buildings and facilities' energy use (electricity and natural gas) accounted for 8.9 percent of municipal operations, or 80 MT CO₂e, and solid waste accounted for 5.3 percent, or 48 MT CO₂e. The remainder of the municipal operational inventory includes combustion from the City's transit fleet, which accounted for 1.1 percent, or 10 MT CO₂e, and water and wastewater at 0.1 percent, or 1 MT CO₂e.



SOURCE: Pleasant Hill CAP, 2025

FIGURE 3



SOURCE: Pleasant Hill CAP, 2025

FIGURE 4

Table 2
City of Pleasant Hill 2023 Community GHG Inventory by Sector

Sector	GHG Emissions (MTCO₂e)	Percent Total
Transportation	66,781.50	51.5
Electricity	2,607.73	2.0
Natural Gas	39,764.79	30.7
Solid Waste	13,657.46	10.5
Fugitive Emissions	5,622.62	4.3
Water and Wastewater	615.65	0.5
Other Energy Sources	605.13	0.5
Total	129,654.88	100

Table 3
City of Pleasant Hill 2023 Municipal GHG Inventory by Sector

Sector	GHG Emissions (MTCO₂e)	Percent Total
Employee Commuting	384.82	43.1
City Vehicle Fleet	369.46	41.4
Buildings and Facilities Energy	338.60	20.0
Solid Waste	47.73	5.3
Transit Fleet	10.21	1.1
Water and Wastewater	1.07	0.1
Total	893.11	100

Source: Draft CAP, accessible online at: <https://www.phillca.gov/1651/Pleasant-Hill-Climate-Action-Plan>.

GHG Emissions Reduction Targets

The CAP is intended to serve as the City’s qualified GHG reduction plan in accordance with Section 15183.5 of the *State CEQA Guidelines*. This requires that the plan establish a level, based on substantial evidence, below which the contribution to GHG emissions from activities covered by the plan would not be cumulatively considerable. In alignment with the findings of the City’s 2023 GHG inventory, the City is adopting an ambitious GHG reduction target. The City achieved a 66.5 percent reduction in emissions from 2005 levels by 2023, meeting the SB 32 midterm target seven (7) years ahead of schedule. This achievement surpasses the statewide goal of reducing emissions 40 percent below 1990 levels by 2030. The City is committed to achieving carbon neutrality by 2045, which underscores its leadership in climate action and its dedication to building a sustainable and resilient future for all residents.

Through quantitative and qualitative analysis, goals, strategies, and actions were identified across five key areas: energy, transportation, resource conservation, adaptive management, and green community, in order to enable the City to form a clear path toward implementation of the CAP. The CAP's breakdown of each of these areas is provided below:

Energy

The City is advancing a bold, integrated strategy to transition to 100 percent renewable energy by 2045, while simultaneously improving energy efficiency and accelerating building electrification across the community. This vision begins with a city-led, multi-phase crowdsourced solar and battery storage campaign designed to make clean energy more affordable and accessible through bulk purchasing, public-private partnerships, and bundled municipal projects. The campaign is complemented by targeted efforts and regional coordination through clean energy coalitions. To reduce overall energy demand, the City is prioritizing energy efficiency upgrades in municipal buildings and across the broader community, enrolling in strategic energy management programs, expanding LED retrofits, and partnering with regional agencies to support weatherization, audits, and upgrades for low-income households and high-impact commercial properties. These actions are layered with an ambitious push toward full building electrification, supported by workshops, incentive programs, and regulatory alignment with emerging air quality standards. By promoting permit streamlining, solar-ready infrastructure, and access to financing tools like PACE and federal rebates, the City ensures that residents and businesses have the resources to participate in the energy transition. Together, these interlinked strategies form a comprehensive, equity-centered approach to reducing GHG emissions, lowering utility costs, strengthening climate resilience, and creating a cleaner, healthier future for all Pleasant Hill residents.

Transportation

Transportation is the largest source of emissions within the City, with 40 percent of all community emissions coming from vehicle miles traveled (VMT) and 30 percent of municipal emissions coming from employee commutes; therefore, reducing fossil fuel vehicle travel is imperative. The strategies and actions in this section are designed to make alternatives to single-occupant, fossil fuel trips easy, convenient, and attractive to residents and visitors.

Reducing VMT in the City is difficult due to its location in the County and due to the share of trips that start or end outside the City. Much can be done to reduce short trips within the City by encouraging walking, biking, and transit for local needs. For longer trips that contribute heavily to the total VMT inventory, but are more difficult to shift away from driving, the biggest opportunity for emissions reductions is through transitioning to Zero Emissions Vehicles (ZEVs) as quickly as possible.

Resource Conservation

While essential to daily life, activities such as waste disposal, water use, and consumption contribute, albeit modestly, to community GHG emissions. These impacts can be significantly reduced through landfill diversion, water conservation, and the adoption of sustainable consumption habits. The City is well-positioned to advance a circular economy by leveraging existing resources, building strong public-private partnerships, and providing consistent community outreach. A circular economy aims to keep products, materials, and resources in use for as long as possible by designing for durability, reuse, repair, refurbishment, and recycling. At its core, resource conservation is about changing behaviors and connecting residents with the tools and solutions needed to make lasting, sustainable choices.

Adaptive Management

From a climate change perspective, natural variability in the climate and weather produces extreme events like droughts, wildfires, and floods over long time periods. While natural, living systems respond to and even rely on these phenomena, our dense settlement and production of GHG emissions have greatly changed climate hazards and their impacts.

From an adaptive management standpoint, the impacts of climate change will not be experienced uniformly across populations. Certain groups face heightened vulnerability due to limitations—whether physical, cognitive, or social—that hinder their ability to adapt to evolving conditions. Individuals who are isolated may struggle to receive timely warnings or access emergency services, and they often rely on food, water, and energy sources that are more prone to disruption. Moreover, people with physical impairments may require additional time or support to respond effectively to climate-related events.

Green Community

Living in a green community contributes to an improved quality of life by providing a range of benefits for residents, including improved health and well-being, increased morale, and cleaner air. The presence of trees and interconnected open spaces contributes positively to mental well-being. Climate change has refocused the City's attention on providing a way of living that places people's long-term needs as a core value. These projects also indirectly reduce GHG emissions. While the measures and actions in this focus area identify only minor direct emissions reductions, they support the reduced energy or fuel consumption goals underlying numerous other CAP strategies.

The associated GHG reduction measures would be essential for putting the City on a path to achieving the objectives of Senate Bill 32 and Assembly Bill 1279. Goals, strategies, and actions proposed with the CAP are shown below in **Table 4, Climate Action and Adaptation Plan Goals, Strategies, and Actions**.

Table 4
Climate Action and Adaptation Plan Goals, Strategies and Actions

Strategies	Actions
Energy	
Goal EN 1: Transition to 100% renewable energy by 2045	
EN 1.1: Launch a crowd sourcing commercial and residential solar campaign, "Solarize Pleasant Hill" to provide bulk pricing incentives; Partner with a solar company in the East Bay (ex: SunShares) to bundle city solar and storage projects and submit to a developer to maximize installation cost savings and streamline developer engagement	EN 1.1.1: Announce three phases of campaign by 2026 on the City's Climate Action website to allow interested parties time to prepare and save appropriately; Phases I: 2026, Phase II: 2029, and Phase III: 2032 EN 1.1.2: Co-brand this crowd funding campaign with MCE Community Choice Energy (MCE)
EN 1.2: Explore the potential for onsite renewable energy systems combined with battery storage at municipal facilities and select neighborhood associations	EN 1.2.1: Bundle into crowdsourcing campaign (EN 1.1)
EN 1.3: Support the installation of a solar parking canopy at Diablo Valley College	EN 1.3.1: Include this project in the Phase 1 crowdsourcing campaign (EN 1.1) as part of a package of bundled solar facility projects designed to maximize installation cost savings and streamline developer engagement EN 1.3.2: Write a letter of support for Diablo Valley College's Self-Generation Incentive Program's application for funding assistance
EN 1.4: Identify rebates for preparing residential homes with wired solar ready infrastructure at time of permitting new construction	EN 1.4.1: Increase public awareness through city newsletter, social media, and the City Hall's digital kiosk for the online permit SolarAPP+ system which streamlines and expedites the permit process for commercial and residential projects EN 1.4.2: Promote the High-Efficiency Electric Home Rebate Act (HEEHRA) rebate program to provide up to \$4,000 in electrical panel upgrades
EN 1.5: Promote the Property Assessed Clean Energy (PACE) Program to residents which is an innovative mechanism for financing energy efficiency and renewable energy improvements on private property; include in One-stop shop website (AM 2.5)	EN 1.5.1: Promote The Switch is On website to access dozens of rebates, tax credits, financing to support renewable energy and energy efficiency projects in California
EN 1.6: Join MCE's Community Power Coalition to stay informed on regional energy issues, collaborate with other cities, and shape policies and programs that support local clean energy goals	EN 1.6.1: Attend virtual meetings once a quarter starting in 2026
EN 1.7: Purchase 100% of municipal energy through MCE's Deep Green program which is a 100% renewable electricity option (primarily California solar and wind)	EN 1.7.1: Adopt a City Council Resolution committing to this strategy

Strategies	Actions
Goal EN 2: Focus on implementation of energy efficiency projects community wide	
EN 2.1: Enroll the City in MCE's Strategic Energy Management Program to optimize energy use by identifying operational improvements in municipal buildings (i.e. HVAC and lighting)	EN 2.1.1: Consider upgrading to an appropriate Building Energy Management software to improve optimization
EN 2.2: Implement programs to provide weatherization services, improve energy efficiency, and reduce utility costs for low-income households	EN 2.2.1: Partner with organizations such as Quit Carbon and BayRen to offer free home assessments and provide trusted local contractors
EN 2.3: Partner with PG&E to deliver one-time Level 1 energy audits for the top five (5) commercial GHG emitters. These free audits, offered through PG&E's Small Business Opportunities Program, provide coaching, low- and no-cost upgrade recommendations, and guidance on available rebates and incentives. The City will coordinate with PG&E to identify and engage participating businesses.	EN 2.3.1: Promote MCE's online Incentive Finder Tool to help residents and businesses identify eligible rebates and programs based on their specific energy efficient project needs; promote through the one stop-shop website (AM 2.5)
EN 2.4: Continue the installation of LED retrofits in city buildings and public spaces	EN 2.4.1: Complete 100% LED retrofits by 2028
Goal EN 3: Promote electrification resources	
EN 3.1: Explore the electrification and retrofitting of City Hall considering non-compliance with current energy code	EN 3.1.1: Consider investment costs versus other funding needs that would produce more GHG emission reductions
EN 3.2: Partner with MCE's Building Decarbonization Program to provide free technical assistance and resources for electrification	EN 3.2.1: In partnership with MCE, host a quarterly workshop series to present benefits of these programs to commercial and residential customers
	EN 3.3.1: Collaborate with MCE to promote commercial and residential electrification incentives, such as the \$1,500 heat pump loaner rebate that helps homeowners replace broken gas furnaces with efficient electric options
	EN 3.3.2: In partnership with MCE, host a quarterly workshop series to present benefits of these programs to commercial and residential customers
EN 3.3: Electrify 3,356 residential units and 121 commercial buildings by 2045	EN 3.3.3: Adopt amendments to Bay Area Air Quality Management District's (BAAQMD) Regulation 9, Rule 4 (furnaces) and Rule 9, Rule 6 (water heaters), establishing zero-NOx emission standards for new natural gas-fired appliances • 2027: Ban on the sale of new natural-gas fired water heaters under 75,000 BTU/hr • 2029: Ban on the sale of new natural gas-fired space heaters (including furnaces). • 2031: Ban on the sale of larger commercial water heaters and boilers.

Strategies	Actions
EN 3.4: Encourage participation in MCE's Peak Flex Program, which offers financial incentives for shifting electricity use away from peak demand periods	EN 3.4.1: Conduct an audit of municipal buildings to determine energy load reduction strategies, where feasible
	EN 3.4.2: In line with MCE's workshop series, promote a Peak Flex Program workshop to present the economic benefits to commercial customers who might be interested. MCE's Peak Flex Market program provides financial incentives, around \$2,000 per MWh, for commercial and municipal participants who reduce or shift electricity use during peak demand periods (June through October, between 4 PM and 9 PM)
Transportation	
Goal TR 1: Reduce community-wide combustion engine VMT by 3% by 2030 & 5% by 2045	
TR 1.1: Connect low-income communities with CalBike's E-Bike Purchase Incentive Program	TR 1.1.1: Pilot e-bike charging at two (2) high visibility public destinations by 2027, such as transit or mobility hubs, civic centers, and recreation areas
	TR 1.1.2: Beginning in 2026, work with Planning Commission to stipulate that double sided bike lockers be installed as part of the retrofit and new building construction permit process
	TR 1.1.3: Leverage communication channels through nonprofit partners such as White Pony Express, Hope Solutions, and Salvation Army to promote this program
	TR 1.1.4: Leverage funding from 511 Contra Costa to support infrastructure installation
TR 1.2: Transition city fleet to all electric by 2035 per California Air Resources Board (CARB)'s Advanced Clean Fleet rule, mandating electrification of all light, medium and heavy-duty fleet vehicles	TR 1.2.1: Develop a Municipal Fleet Electrification Plan by 2028 that outlines vehicle replacement schedules, charging infrastructure needs, deployment timelines and phasing, and projected capital and operating costs (excluding police vehicles if appropriate). Infrastructure upgrades will be detailed separately and budgeted outside of the CAP
TR 1.3: Support transition to all EVs community wide	TR 1.3.1: Partner with local businesses to assess public charging needs
	TR 1.3.2: Ensure the City complies with CalGreen standards for EV installation as it relates to new construction
	TR 1.3.3: Partner with MCE to incentivize residential EV charger rebate programs; \$5,000 per port is available to any housing development of 15 units or more
	TR 1.3.4: Explore PG&E's EV Fast Charging Program for subsidy funding which provides disadvantaged community members a rebate of up to \$25,000 per charger
	TR 1.3.5: Promote the Bay Area Air Quality Management District's "Charge!" Program which offers competitive grants to offset the cost of new light duty EV charging at multi-family housing, workplaces, destinations, and transit parking across the nine-county Bay Area

Strategies	Actions
TR 1.4: Reduce GHG emissions from local goods movement and delivery vehicles	TR 1.4.1: Identify electric freight infrastructure as it evolves; Bring in economic development for discussion on supporting small businesses wanting to electrify fleets TR 1.4.2: Prioritize city-contracted deliveries and services to occur during off peak hours (9:00 AM –3:00 PM and after 7:00 PM)
TR 1.5: Support County Connections in implementing the Innovative Clean Transit Rule, mandating that 100% of new purchases by transit agencies must be zero emission buses, with a goal for full transition by 2040	TR 1.5.1: Collaborate with Central Contra Costa Transit Authority on planning and regional funding efforts to achieve this goal
TR 1.6: Expand education and outreach campaigns and events to promote walking, biking and taking transit	TR 1.6.1: Distribute 511 Contra Costa educational materials through city newsletters, social media, and community events to promote low-carbon commuting TR 1.6.2: Continue to develop a comprehensive wayfinding system for bikers and pedestrians that links with regional efforts TR 1.6.3: Partner with local schools, employers, and community groups to host annual Walk and Roll to School events at all elementary and middle schools starting in 2026 TR 1.6.4: Partner with nonprofits or community based organizations to host “mobility pop-ups” that offer bike repair, trip planning, and transit education TR 1.6.5: Organize an annual Electric Vehicle and E-Mobility Showcase in partnership with regional agencies such as MCE to increase public awareness and monitor electricity use in peak and off-peak hours
Goal TR 2: Support Transit-Oriented Development	
TR 2.1: Create infrastructure that allows citizens to safely travel between high traffic areas, particularly elementary schools, middle schools, and downtown	TR 2.1.1: Adopt a City Council resolution committing to Vision Zero, per the Contra Costa Transportation Safety Policy and Implementation Guide, by 2027 and establish a cross departmental working group to oversee its implementation. Contra Costa’s Transportation Safety Policy, Vision Zero, is a countywide commitment led by the Contra Costa Transportation Authority and local jurisdictions to eliminate traffic fatalities and severe injuries by using a Safe System approach. The policy emphasizes data-driven, systemic safety analysis; proven countermeasures and a low traffic-stress network; equity and multidisciplinary coordination; and ongoing performance tracking and reporting TR 2.1.2: Continue to prioritize and fund safety improvements on school-area corridors and downtown connectors, including crosswalks, bike lanes, and traffic calming through the City’s 2024 Bicycle and Pedestrian Master Plan and ADA Transition Plan

Strategies	Actions
TR 2.2.: Determine Movement and Place typologies to clarify modal priorities such as areas that are meant to create space or move people around	TR 2.2.1: Adopt a citywide street typology framework classifying and grouping streets by their context and purpose (e.g., main streets, transit-priority streets, neighborhood residential, industrial access, greenways) based on surrounding land use, target users, and desired outcomes (safety, access, freight, placemaking) by 2028 to guide context-sensitive street design and modal prioritization, in alignment with the Circulation Element
TR 2.3: Continue to implement the 2024 Bicycle and Pedestrian Master Plan as scheduled with clear VMT/GHG reduction goals	TR 2.3.1: Complete high-priority sidewalk or crosswalk improvement projects in line with the 2024 Bicycle and Pedestrian Master Plan
	TR 2.3.2: Prioritize projects that close network gaps and improve safety and access for low income and mobility-challenged residents
	TR 2.3.3: Identify and encourage implementation of at least two greenway corridors that connect key destinations such as schools and the college through open space trails
	TR 2.3.4: Continue to integrate bikeway implementation into the City's five (5) year Capital Improvement Plan (CIP) to coordinate striping with pavement projects
TR 2.4: Develop a sidewalk gap analysis and prioritize installation as part of infill development	TR 2.4.1: Continue to implement sidewalk gap analysis and include top 10 infill priorities in Capital Improvement Plan
TR 2.5: Explore the use of parking pricing and management to encourage low-carbon travel	TR 2.5.1: Update parking requirements to incorporate smart growth principles and to incentivize walking, biking, and public transit
TR 2.6: Explore options in developing a car-sharing and/or bike sharing program	TR 2.6.1: Through the Pilot Trip Reduction Program, the Air District offers incentives for the purchase of electric bicycles for bike share programs
Resource Conservation	
Goal WS 1: Adopt a community wide Zero Waste Plan with a goal of 75% diversion by 2030	
WS 1.1.: Conduct waste audits of city facilities, including assessing the volume and composition of all waste streams, identifying challenges with waste activities, and developing educational or operational changes to address issues and reduce waste generation	WS 1.1.1: Conduct waste audits annually beginning in 2026
WS 1.2: Develop an ordinance to ban the use of Styrofoam, plastic straws, and other petroleum-based, nonrecyclable, or non-compostable materials used for food and beverage services, including to-go and delivery items	WS 1.2.1: Use current communication channels within the City as well as through partners such as the Chamber of Commerce and Sustainable Contra Costa to mobilize this transition
WS 1.3: Work with Republic Services and the Contra Costa County's Health Department to expand outreach and education to citizens regarding waste reduction and diversion	WS 1.3.1: Provide simple zero-waste education programs in city facilities and other organizations and partner with schools to facilitate education programs about recycling, composting, and reusing with standardized zero-waste materials

Strategies	Actions
	WS 1.3.2: Continue to work with partners to ensure compliance with SB 1383 standards is maintained
WS 1.4: Require new development to incorporate a minimum of 15% of recycled materials into new construction to encourage the market for recycled goods	WS 1.4.1: Create educational information for distribution to development project applicants on the use of recycled materials in new development projects and roadway projects
WS 1.5: Continue to provide composting equipment at City facilities and events to encourage public and commercial composting	WS 1.5.1: Research CalRecycle's next round of Block Grant Funding
Goal WS 2: Evaluate and implement green purchasing options across all city departments and consider the life cycle effects of purchases	
WS 2.1: Institute green policy for catering and food disposal at city sponsored events	WS 2.1.1: Market the Pleasant Hill "Light Up the Night" event as signature event to showcase new policy
WS 2.2.: Transition one purchased item annually to a more sustainable option	WS 2.2.1: Introduce and enforce policies that prioritize the purchase of environmentally friendly and recycled-content products for municipal operations
WS 2.3: Give preference for city contracts to firms using reduced-emissions equipment, including for services such as trash collection and landscaping	WS 2.3.1: Develop a Resolution from City Council stating this priority by 2027 WS 2.3.2: Adjust language in waste Franchise Agreement and Landscaping contracts upon renewal
Goal WS 3: Enforce water efficiency standards in new construction and remodeling at time of permitting	
WS 3.1: Initiate low-flow infrastructure policy in all new construction and retrofit	WS 3.1.1: Work with Contra Costa Water District, Martinez Water, and East Bay Municipal Utilities District to promote existing and/or new rebates for water efficient appliances and fixtures for commercial and residential buildings
WS 3.2: Beginning in 2026, require 40% of landscaping in new construction to be native or drought tolerant, moving toward 100% by 2035	WS 3.2.1: Transition all municipal landscaping to native plants as plants are replaced WS 3.2.2: Mend the municipal code to align with strategy WS 3.2
WS 3.3: Support greywater reuse through streamlined permitting processes and public education campaigns	WS 3.3.1: Utilize resources from Greywater Action website and best practices from six (6) cities within California
WS 3.4: Conduct a comprehensive water audit of municipal buildings to identify areas of high water usage and inefficiency every two years starting in 2026	WS 3.4.1: Provide funding resources to advance the adoption of heat pump water heater and heat pump space heating in buildings in support of BAAQMD Regulation 9, Rule 4, and Regulation 9, Rule 6, which will mandate that replacement and new water heaters (2027 and 2031), and space heaters (2029) producing zero emissions
Adaptive Management	
Goal AM 1: Encourage development of new programs and initiatives that support the City's Adaptive Management goals	
AM 1.1.: Identify, fund, and prepare existing and new public facilities to serve as resilience hubs (i.e. locations which are	AM 1.1.1: Target the library for a renewable microgrid project, and partner with the Pleasant Hill Recreation & Park District to

Strategies	Actions
able to generate power in the event of a power outage, distribute emergency supplies, and coordinate communication)	establish a renewable microgrid project at the Community Center
	AM 1.1.2: Incorporate these emergency preparedness microgrid projects into the Capital Improvement Project budget by 2027
	AM 1.2.1: Integrate insurance rate hike considerations when planning tree planting locations
	AM 1.2.2: Incorporate fire-safe landscaping guidelines into tree planting initiatives, particularly in newly reclassified high-fire-risk-zones
AM 1.2: Promote tree retention and planting in urban areas to reduce heat island effects	AM 1.2.3: Target school grounds (playgrounds, parking lots); Launch "Green Apple Day of Service where students and parents come out to plant trees in partnership with Mount Diablo Unified School District
Goal AM 2: Integrate climate action management systems into city operations	
AM 2.1: Monitor and report progress toward achieving CAP goals on a bi-annual basis	AM 2.1.1: Create an online dashboard where residents can see the status of each CAP strategy
AM 2.2: Consider a reporting process that would oversee CAP implementation	AM 2.2.1: Report to City Council annually on performance metrics to date
AM 2.3: Commit to finding sources to fund an annual micro-grant program that will support local citizen-led projects and programs that will reduce emissions, adapt to climate change, and enhance equity	AM 2.3.1: Offer grants to property owners for climate-resilient upgrades, such as floodproofing, energy-efficient systems, light colored roofs, and rain gardens
AM 2.4: Allocate funds identified in the CAP into appropriate City budgets	AM 2.4.1: Explore new funding and financing opportunities for climate projects, including the creation of a Climate Action District, issuance of bonds— including bonds that can be marketed as "green bonds" -- as a potential financing mechanism, and similar opportunities
	AM 2.4.2: Enable effective partnerships to implement high-priority strategies from the 2025 CAP by working through established interagency collaborations outlined in the CAP
AM 2.5: Expand Pleasant Hill's CAP webpage to include a one-stop shop list of vendors, rebates, and incentives that can propel emission reductions	AM 2.5.1: Compile list to include, as a starting point, charger installation, energy efficient HVAC systems, water saving fixtures, renewable energy installation resources and rebates and incentive programs
Green Community	
Goal GC 1: Prioritize and implement nature-based solutions in the community	
GC 1.1: Implement carbon sequestration by expanding the urban forest, participating in soil based or compost application sequestration initiatives, supporting regional open space protection, and/or incentivizing rooftop gardens	GC 1.1.1: In partnership with the Recreation and Parks District, continue to participate in Republic Service's annual compost giveaway and distribute compost to city parks and municipal properties
GC 1.2: Require the use of permeable surfaces for new or reconstructed hardscaped areas where feasible	GC 1.2.1: Integrate these solutions into the City's Complete Streets Program

Strategies	Actions
GC 1.3: Identify ways to incorporate low impact development (LID) features to better support stormwater management	GC 1.3.1: Comply with the Municipal Regional Permit (MRP 3.0) to provide adequate treatment for stormwater runoff within the public right-of-way through the use of flow-through planters and bioretention facilities installed in existing landscape strips and medians, with curb cuts to capture and treat runoff from adjacent streets and sidewalks
Goal GC 2: Foster green business and residential practices	
GC 2.1: Work with the Chamber of Commerce/Sustainable Contra Costa to promote the Bay Area Green Business Program starting with low-cost initiatives	GC 2.1.1: Organize an annual event to recognize green businesses in the City starting in 2026 GC 2.1.2: In concert with the Chamber of Commerce/Sustainable Contra Costa, host annual workshops, providing Best Practices that will help businesses transition to greener practices starting in 2026
GC 2.2: Promote Sustainable Contra Costa's Pleasant Hill Sustainability Challenge	GC 2.2.1: Work with Sustainable Contra Costa to schedule this outreach
GC 2.3: Strengthen the branding and promotion of locally sourced food, linking together existing farmers' markets and creating a unified front to support a foods movement	GC 2.3.1: Sponsor a yearlong media campaign that highlights food-related initiatives through Rodgers Ranch Heritage Center, the Slow Food East Bay chapter, and Sustainable Contra Costa
GC 2.4: Partner with downtown property owners to create a demonstration area in an appropriate area of downtown	GC 2.4.1: Consider a pilot for a walkable "Climate Action District" with renewable energy, EV chargers, and bike lockers, etc.
GC 2.5: Phase in a gas-powered landscape equipment ban for the City	GC 2.5.1: Promote this ban in ongoing city communication channels such as monthly newsletter, social media, and digital signage at City Hall

Source: Draft CAP, accessible online at: <https://www.phillca.gov/1651/Pleasant-Hill-Climate-Action-Plan>.

GHG Forecasts

GHG emissions forecasts provide an estimate of future GHG levels based on a continuation of current trends in activity, population, and job growth, and relevant regulatory actions by Federal, State, and regional agencies (i.e., "legislative" actions) that have been adopted. Emissions forecasts provide insight into the scale of local reductions needed to achieve GHG emission reduction targets.

Adjusted Business-as-Usual Forecast

Sector-specific methodologies using historical activity data, emissions factors, and assumptions that reflect statewide policy trends were utilized to determine an Adjusted Business-As-Usual (ABAU) Forecast. This forecast assumes the continuation of current state-level climate policies (e.g., grid decarbonization, vehicle efficiency standards), but no new local programs or mitigation measures are introduced beyond the

inventory year. To estimate future GHG emissions for the City under an ABAU Forecast, as shown in **Figure 5, Adjusted Business-As-Usual Forecast Line by Sector**, key assumptions on the impacts of future policies for GHG emissions were made. Key assumptions factored into this forecast include:

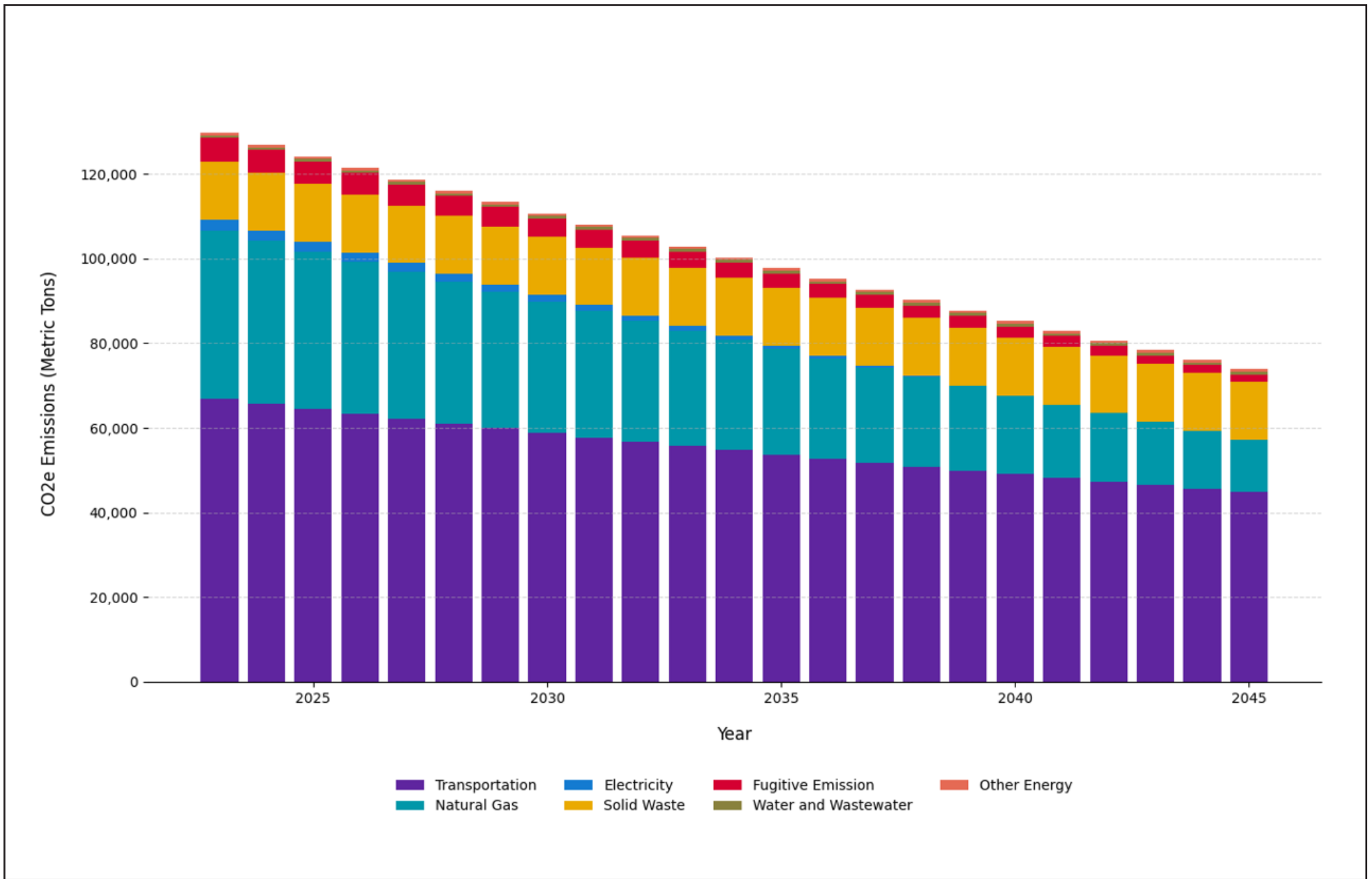
- **PG&E Grid Decarbonization:** Electricity emissions decline due to PG&E's progress toward California's clean electricity targets under the Renewable Portfolio Standard (RPS) and Senate Bill 100 (SB 100).
- **Regional Natural Gas Policies:** Bay Area Air Quality Management District (BAAQMD) regulations show an electrification of approximately 2055 for all building stock.
- **Minimal VMT Growth:** Limited change in total VMT is assumed with approximately 7 percent growth by 2045, although emissions intensity improves annually by 1.8 percent under CAFE standards.
- **No Change in Waste and Water Use:** Per capita waste generation and water consumption remain steady, resulting in flat emissions in these sectors.
- **Stable Population:** The City's population is assumed to remain stable, avoiding speculation in the absence of local demographic projections.

As demonstrated in **Table 5, Adjusted Business-As-Usual Key Forecast Years**, the ABAU forecast for the City for the years 2023, 2030, and 2045 totals 129,655 MT CO_{2e}, 110,679 MT CO_{2e}, and 73,844 MT CO_{2e}, respectively. The selected years, 2023, 2030, and 2045, represent strategic milestones aligned with the CAP, illustrating the expected emissions trajectory in the absence of new policies beyond those already adopted or committed. This ABAU forecast shows the need for additional local-level climate action in order to reach carbon neutrality by 2045.

Table 5
Adjusted Business-As-Usual Key Forecast Years

CAP Key Forecast Years	Total Emissions (MT CO _{2e})
2023	129,655
2030	110,679
2045	73,844

Source: Draft CAP, accessible online at: <https://www.phillca.gov/1651/Pleasant-Hill-Climate-Action-Plan>.



SOURCE: Pleasant Hill CAP, 2025

FIGURE 5

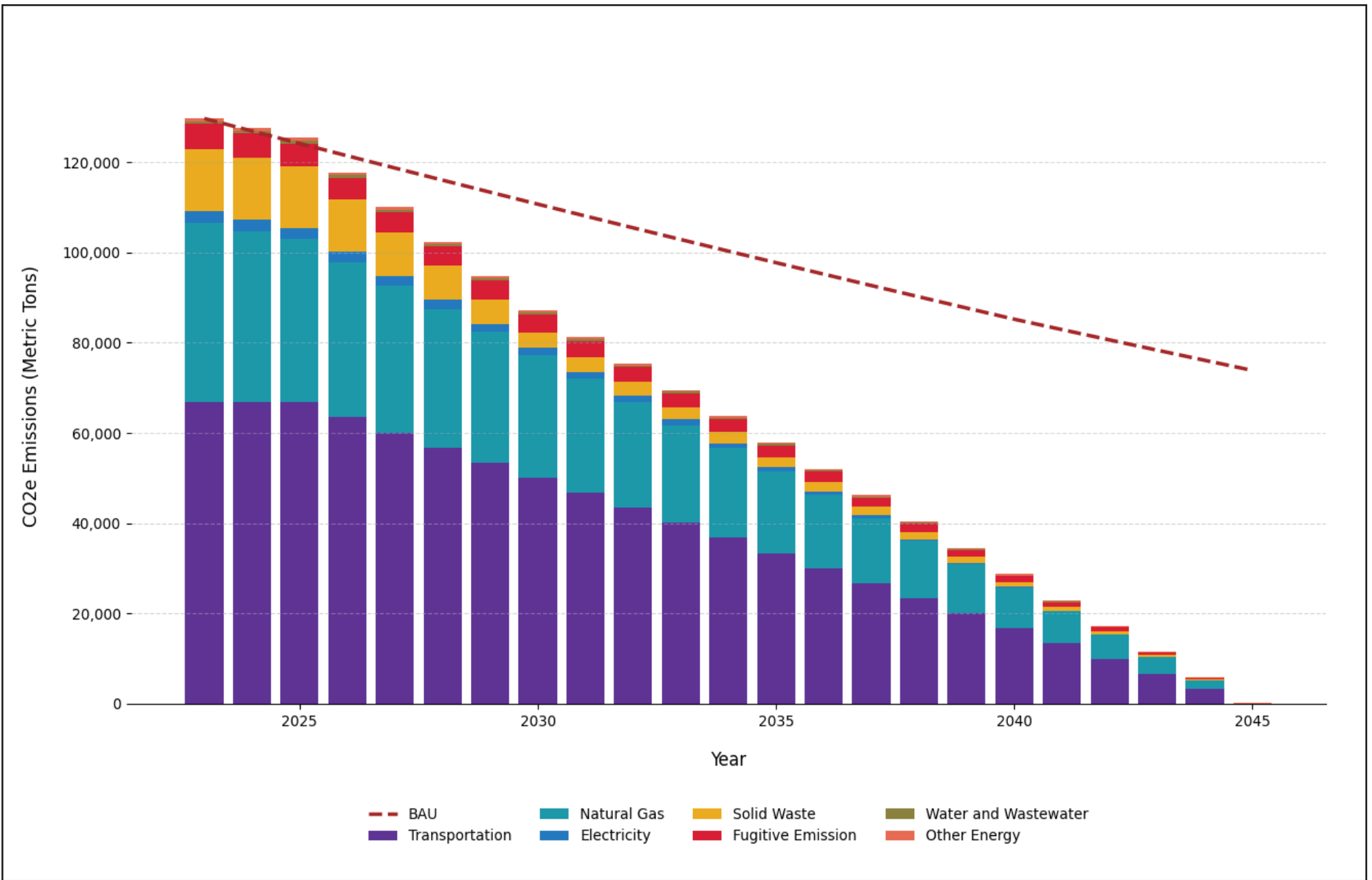
Net Zero Emissions Forecast

A GHG reduction analysis was conducted for all strategies included in the CAP. The CAP's analysis utilized the Handbook for Analyzing GHG Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity (2024 edition), produced by the California Air Resources Board (CARB) and the California Air Pollution Control Officers Association (CAPCOA).¹³ Chapter 3, *Measures to Reduce GHG Emissions*, served as the primary reference for quantifying emission reductions. Each City-specific strategy was aligned with the most comparable measure in Chapter 3, and associated emission reductions were calculated using the formulas provided therein.

While the State of California, CARB, and the BAAD continue to adopt regional regulations that guide long-term emission reductions, the City's CAP strategies are designed to go beyond minimum requirements through incentivized, voluntary, and community-driven actions. The CAP's approach emphasizes proactive planning and local engagement rather than relying solely on regulatory mandates. As a result, the emissions reductions modeled in the analysis reflect what is achievable under a best-case scenario. This assumes full implementation of voluntary programs, incentives, and partnerships aligned with BAAD policy direction, but tailored to local priorities. Actual reductions may vary depending on factors such as participation levels, funding, and regulatory developments.

Figure 6, Greenhouse Gas Emissions Forecast with Business-As-Usual Reference (2023-2045), illustrates the anticipated annual GHG emissions from 2023 through 2045 across key sectors: electricity, natural gas, transportation, solid waste, water and wastewater, fugitive emissions from natural gas, and other stationary energy sources, including propane and fuel oil. The chart also includes an ABAU line, which represents the trajectory of emissions if no additional climate action were taken, outside of regional and state policies. This comparison highlights both the significant potential of the CAP to reduce emissions and the clear need for the City to take additional measures to achieve its carbon neutrality goals. Reaching carbon neutrality will require immediate and impactful action to comply with state regulations. The chart below represents the quantitative analysis of over 50 strategies and demonstrates that cumulative implementation across emission sectors can drive emissions steadily downward toward carbon neutrality by 2045, in contrast to the declining but insufficient ABAU path.

¹³ California Air Pollution Control Officers Association, *Handbook for Analyzing GHG Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity*, October 2024. Available online at: https://www.caleemod.com/documents/handbook/full_handbook.pdf, accessed November 21, 2025.



SOURCE: Pleasant Hill CAP, 2025

FIGURE 6

Greenhouse Gas Emissions Forecast with Business-As-Usual Reference (2023-2045)

3. ENVIRONMENTAL SETTING & IMPACT ANALYSIS

The City of Pleasant Hill City Council adopted and certified the 2040 General Plan and General Plan EIR on May 13, 2023, and made findings regarding the significant and unavoidable impacts, and adopted a Statement of Overriding Considerations.¹⁴ These significant and unavoidable impacts are identified and reviewed below. The following discussion also compares impacts of the proposed Project, the Climate Action Plan, to the conclusions of the 2040 General Plan EIR.

- **Cultural and Tribal Cultural Resources.** The General Plan EIR determined that the General Plan has the potential to result in significant impacts if development carried out under the plan would cause a substantial adverse change in the significance of a historical resource. This impact would be significant and unavoidable even with mitigation. Implementation of **Mitigation Measures CR-1** would require the City to revise the 2040 General Plan Environment Element Program M to include that, in addition to updating the existing historical and cultural resources survey, a historical resources evaluation shall be prepared prior to the approval of a project carried out under the 2040 General Plan that involves the demolition or substantial alteration of a building, structure, object, or other built environment feature that is 45 years of age or older.

The Project proposes the development and implementation of a Climate Action Plan for the City. While no specific development projects are proposed in the CAP, later projects or actions would be examined during the City's review to determine whether they are consistent with activities identified in the CAP and whether the environmental impacts associated with these projects or actions are greater than what was analyzed in the General Plan EIR or this Addendum; projects or actions found not to achieve these would be required to have an additional environmental document be prepared. Subsequent projects and actions under the CAP would be subject to their own analysis regarding impacts to historical resources, and the CAP would not conflict with the implementation of **MM CR-1**, since it is a measure directed at the City to update the General Plan Environment Element Program M. Impacts relating to historical resources would not be greater than what was analyzed in the General Plan EIR.

- **Greenhouse Gas Emissions and Energy.** The General Plan EIR identified and evaluated the anticipated impacts related to greenhouse gas emissions and energy. The General Plan EIR determined that the General Plan did not meet State 2030 (SB 32) and 2045 (AB 1279) goals since the City did not have a qualified Climate Action Plan at the time the General Plan was adopted. Mitigation Measures GHG-1 and GHG-2 would result in the adoption of CEQA GHG thresholds and a Climate Action Plan;

14 The 2040 General Plan, General Plan FEIR, Findings, and Statement of Overriding Considerations were adopted at the May 18, 2023, meeting of the Pleasant Hill City Council. Available online at: https://pleasanthillca.ig2.com/Citizens/Detail_Meeting.aspx?ID=2178, accessed June 26, 2025.

however, development facilitated by the 2040 General Plan would not meet the 2030 and 2045 goals until the CAP is adopted. Until its adoption, this impact would remain significant and unavoidable.

The Project proposes the development and implementation of a Climate Action Plan and CEQA GHG Threshold for the City, fulfilling the requirements of Mitigation Measures GHG-1 and GHG-2. The CAP serves as a guiding document toward GHG reductions in municipal operations and throughout the community. Impacts relating to GHG Emissions and Energy would not be greater than what was analyzed in the General Plan EIR.

- **Hazards, Hazardous Materials, and Wildfire.** The General Plan EIR identified and evaluated the anticipated impacts related to hazards, hazardous materials, and wildfire. The General Plan EIR determined that development facilitated by the 2040 General Plan would result in additional population and vehicle miles traveled in the City. Although the 2040 General Plan includes policies and programs that would address emergency response and emergency evacuation, guidance resulting from compliance with AB 747 and SB 99 was not available at the time the 2040 General Plan was drafted. As such, the 2040 General Plan operational impacts related to impairment of an adopted emergency response plan or emergency evacuation plan would be significant and unavoidable, and no feasible mitigation would reduce this impact.

The Project proposes the development and implementation of a Climate Action Plan for the City. While no specific development projects are proposed in the CAP, later projects or actions would be examined during the City's review to determine whether they are consistent with activities identified in the CAP and whether the environmental impacts associated with these projects or actions are greater than what was analyzed in the General Plan EIR or this Addendum; projects or actions found not to achieve these would be required to have an additional environmental document be prepared. Subsequent projects and actions under the CAP would be subject to their own analysis regarding impacts to emergency access, and the CAP would not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and there would be no new or greater impacts than those identified in the General Plan EIR.

Pleasant Hill is not located within or near a very high fire hazard severity zone or state responsibility area; however, portions of Pleasant Hill are located in and near a high fire hazard severity zone, a local responsibility area, and areas of vegetated open space. Compliance with applicable codes and regulations would not fully reduce the risk of loss, injury, or death from wildfire associated with the development of the 2040 General Plan. This impact would be significant and unavoidable even with the inclusion of **Mitigation Measures HAZ-1, HAZ-2, and HAZ-3.**

Development facilitated by the CAP would be subject to the California Fire Code and would comply with **Mitigation Measures HAZ-1, HAZ-2, and HAZ-3** where applicable. Future projects under the CAP would be subject to the City's design guidelines and standards and the final design must be approved by the City to ensure that a project located in an area at risk of wildland fires would not substantially impair an emergency response plan or emergency evacuation plan, exacerbate wildfire risks, necessitate the installation or maintenance of infrastructure, or expose people or structures to significant risks as a result of runoff, post-fire slope instability, or drainage changes. Implementation of the CAP would have a less than significant impact on wildfire. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

- **Noise.** The General Plan EIR determined that the construction of individual projects facilitated by the 2040 General Plan would temporarily increase noise levels, potentially impacted nearby noise-sensitive land uses; operational activities associated with development facilitated by the 2040 General Plan would also introduce new sources and contribute to increases in operational noise. The continued regulation of noise, consistent with City Code and implementation of 2040 General Plan policies, would minimize disturbance to adjacent land uses. However, construction and operation of mobile noise could exceed standards. Despite the implementation of goals, policies, and implementation programs established in the 2040 General Plan EIR and implementation of Mitigation Measures NOI-1, roadway vehicle noise cannot be guaranteed to be below the thresholds of significance. As such, roadway vehicle noise impacts would be potentially significant. Since there are no feasible measures that would reduce roadway vehicle noise to less than significant in all cases, this impact is considered significant and unavoidable.

While no specific development projects are proposed in the CAP, later projects or actions would be examined during the City's review to determine whether they are consistent with activities identified in the CAP and whether the environmental impacts associated with these projects or actions are greater than what was analyzed in the General Plan EIR or this Addendum; projects or actions found not to achieve these would be required to have an additional environmental document be prepared. Subsequent projects and actions under the CAP would be subject to their own analysis regarding impacts to roadway vehicle noise. Long-term implementation of the CAP actions would not result in exposure of persons to noise in excess of established standards or ground-borne noise or vibration, nor would it result in a temporary, periodic, or permanent increase in ambient noise levels above existing levels. Operationally, implementation of the actions described above would not introduce stationary or transportation-related sources of groundborne vibration or noise. Implementation of the CAP would not result in substantial temporary increases in noise levels that would adversely affect human health or well-being in the community and would not generate excessive groundborne vibration or

groundborne noise levels with adherence to **Mitigation Measures NOI-1** and **NOI-2**. Therefore, no additional mitigation would be required, and there would be no new or greater impacts than those identified in the certified General Plan EIR.

- **Public Services (Schools).** The General Plan EIR determined that the General Plan has the potential to result in an increase in population of school-aged children in the City, which would increase the demand for school services and potentially create the need for new school facilities. While operational impacts of new school facilities would be less than significant with the payment of school impact fees, the construction of new or altered school facilities would be significant and unavoidable. Given the large amount of net new school facilities anticipated under the 2040 General Plan and the significant and unavoidable construction impacts associated with air quality, cultural resources, paleontological resources, and noise, it is conservatively concluded that construction impacts related to new or expanded school facilities would be significant and unavoidable.

Unlike the findings of the General Plan EIR, implementation of the CAP would not call for additional school facilities, nor would it require any new or redeveloped school facilities. Rather, the CAP includes multiple strategies and actions that benefit schools and students. As such, there would be no new or greater impacts to schools than those identified in the General Plan EIR.

- **Transportation.** The General Plan EIR determined that the General Plan impacts related to *State CEQA Guidelines* Section 15064.3, subdivision (b), are limited to operational impacts. No respective construction impacts would occur because construction is temporary in nature and, while it may marginally generate VMT from construction worker trips or road detours, it does not substantially impact regional VMT. Development facilitated by the 2040 General Plan would result in reductions in VMT per capita and VMT per employee from existing conditions, but VMT per employee would still exceed the impact threshold. Implementing the 2040 General Plan transportation policies would reduce VMT through promoting accessibility, encouraging non-vehicle transportation modes, and improving access to transit services. Even with the 2040 General Plan policies to reduce VMT, it is possible that VMT per employee would still remain above applicable thresholds. Although VMT per capita and employee would be reduced as a result of the 2040 General Plan, which would have a beneficial effect, according to OPR guidance on the application of SB 743, a VMT impact is still significant if VMT per capita or employee remains above 15 percent below the existing baseline. Thus, with respect to consistency with *State CEQA Guidelines* Section 15064.3, subdivision (b), the operational VMT impact of the 2040 General Plan would be significant and unavoidable since VMT per employee would be greater than 12.7 in the 2040 General Plan area, and **Mitigation Measure TRA-1** would be required. However, due to unknown future conditions at the time of future projects facilitated by the 2040 General Plan and the uncertainty of the effectiveness of VMT reduction measures under **Mitigation**

Measure TRA1 to guarantee a reduction of VMT below thresholds, operational VMT impacts of the 2040 General Plan would remain significant and unavoidable even with mitigation.

The Project would not conflict or be inconsistent with *State CEQA Guidelines* Section 15064.3(b). The GHG reduction measures proposed in the CAP would improve the operations of the circulation system in several ways, such as reducing vehicle trips on roadways and highways, and increasing numbers of public transit riders, bicyclists, and pedestrians. Any temporary VMT increases associated with construction activities would be offset by the overall net benefit of reducing the long-term rate of VMT and associated reductions in GHG emissions. Projects under the CAP would still adhere to **Mitigation Measure TRA-1**. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

- **Utilities.** The General Plan EIR determined that development under the 2040 General Plan would increase demand for water, wastewater, stormwater, and telecommunications services. While utility facilities and infrastructure development and relocation facilitated by the 2040 General Plan would occur in developed areas of Pleasant Hill where such facilities exist, since significant and unavoidable construction impacts associated with air quality, historic resources, paleontological resources, and noise were determined in the General Plan EIR, operational impacts related to potential need for new or expanded utility infrastructure would be considered significant and unavoidable, despite adherence to goals, policies, and implementation measures established in the 2040 General Plan and the mitigation measures established in the 2040 General Plan EIR.

The Project would not result in the approval of any physical improvements or future development that would require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities; the CAP does not generate population growth that would necessitate the construction of these facilities. Development facilitated by the CAP would comply with all applicable Federal, State, and local regulations governing the provision of utility infrastructure and utilities, including the goals, policies, implementation programs established in the 2040 General Plan, and mitigation measures established in the 2040 General Plan EIR. The CAP would result in less than significant impacts related to the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

As documented in the following analyses and summarized in **Table 6, Summary of Impacts: General Plan EIR Compared to Impacts of the Proposed Project**, with the implementation mitigation measures previously adopted with the General Plan EIR, impacts previously identified as significant would not be

worsened, and no new significant or potentially significant impacts to the physical environment would occur as a result of the proposed Project. As such, the following discussion supports the City's conclusion, pursuant to *State CEQA Guidelines* Section 15164, that an Addendum is appropriate, and supports a determination by the City that no subsequent EIR is required.

Table 6
Summary of Impacts: General Plan EIR Compared to Impacts of the Proposed Project

Impact	General Plan EIR Level of Significance	Proposed Project
Aesthetics		
Scenic vistas, scenic resources, scenic highways.	<i>Less than significant impact.</i> The 2040 General Plan would facilitate development in areas along urbanized corridors that do not offer notable scenic vistas through the Plan Area. Development facilitated by the 2040 General Plan would not be visible from designated or eligible scenic highways. Individual projects facilitated by the 2040 General Plan would allow for increased intensity of development on underutilized sites. Scenic quality would be protected through implementation of goals and policies in the 2040 General Plan that address visual quality.	<i>Less than significant impact.</i> The proposed Project would not affect any scenic vista or other scenic resources. The CAP does not include any strategies or action items that directly involve any scenic vistas or scenic routes, nor would they have the potential to cause a substantial adverse effect on a scenic vista; implementation of the CAP would not conflict with the existing zoning for the City nor would the CAP conflict with regulations governing scenic quality.
Degradation of visual character; or increases in shading of sensitive uses.		
New sources of light and glare.	<i>Less than significant impact with mitigation.</i> Development facilitated by the General Plan would create new sources of light or glare that could adversely affect daytime or nighttime views in the area. Impacts would be less than significant with adherence to Mitigation Measure AES-1.	<i>Less than significant impact.</i> Future actions following the adoption of the CAP would be implemented in already urbanized areas, as the City is predominantly built out and commonly includes existing light sources. As such, the CAP would not create a new source of substantial light or glare. The proposed Project would also be required to comply with City regulations related to lighting and would adhere to Mitigation Measure AES-1.
Agricultural and Forest Resources		
Conversion of Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use; conflict with existing zoning for agricultural use or a Williamson Act contract; conversion of land used for forestry, conflict with existing zoning for forestry or timberland use.	<i>No impact.</i> Development facilitated by the 2040 General Plan would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use nor conflict with existing zoning for agricultural use or a Williamson Act contract. Development facilitated by the 2040 General Plan would not result in the conversion of land used for forestry purposes nor conflict with existing zoning for forestry or timberland use.	<i>No Impact.</i> No actions proposed in the CAP would be located on agricultural land. Additionally, as the City does not have land under a Williamson Act Contract and no land in the City is identified as forested or timber area, implementation of the CAP would result in no impacts related to conversion of agricultural uses to non-agricultural uses or Williamson Act zoning consistency, nor would the CAP result in impacts related to the conversion of forestry uses to non-forestry uses or forest/timberland zoning consistency.

Impact	General Plan EIR Level of Significance	Proposed Project
Air Quality		
Obstruct Implementation of Air Quality Plan.	<i>Less than significant impact.</i> Implementation of the 2040 General Plan would be consistent with the BAAQMD 2017 Clean Air Plan.	<i>Less than significant impact.</i> The CAP is aligned with the goals of the AQMP; it is designed as a comprehensive strategy to reduce emissions (including those associated with Vehicle Miles Traveled [VMT]) in a manner consistent with state guidelines and regulations, and identifies cost-effective opportunities for existing and future residents, businesses, and development projects to forge a more sustainable community. Impacts associated with the implementation of the CAP are negligible when compared to the air quality improvements and GHG emission reductions that come from the implementation of the CAP's actions. As a result, implementation of the CAP would be consistent with the 2017 Clean Air Plan and no mitigation would be required; there would be no new or greater impacts than those identified in the General Plan EIR.
Generation of air pollutants during construction and operation and sensitive receptors.	<i>Less than significant impact with mitigation.</i> Implementation of the 2040 General Plan would result in the generation of air pollutants during construction of individual projects, which could affect local air quality. Implementation of the 2040 General Plan would not result in a cumulatively considerable net increase of operational criteria pollutants due to operational VMT increase. Impacts would be less than significant with adherence to Mitigation Measures AQ-1, AQ-2, AQ-3, and AQ-4.	<i>Less than significant impact with mitigation.</i> Future actions would conform with all applicable standards and regulations regarding any potential increases in an existing or projected air quality violation, such as those established by the BAAD or applicable mitigation measures pertaining to Air Quality identified in the City's General Plan FIER. Implementation of the CAP would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment; no actions proposed in the CAP would expose sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant with adherence to Mitigation Measures AQ-1, AQ-2, AQ-3, and AQ-4. There would be no new or greater impacts than those identified in the General Plan EIR.
Odors	<i>Less than significant impact with mitigation.</i> The 2040 General Plan could create objectionable odors that could adversely affect a substantial number of people. Impacts related to odors would be less than significant with adherence to Mitigation Measure AQ-5.	<i>Less than significant impact.</i> Emissions from the implementation of the Project, such as those leading to odors, would be less than significant and there would be no new or greater impacts than those identified in the General Plan EIR.

Impact	General Plan EIR Level of Significance	Proposed Project
Biological Resources		
Habitat, protected species, riparian areas, wetlands, migratory species, local policies.	<i>Less than significant impact with mitigation.</i> Development facilitated by the 2040 General Plan could result in direct or indirect impacts to special-status species or their associated habitats including impacts to migratory bird nest sites. Adherence to Mitigation Measures BIO-1 and BIO-2 are needed to reduce impacts to special status species, migratory birds, and wetlands to less than significant.	<i>Less than significant with mitigation.</i> Consistent with the findings of the General Plan EIR, implementation of the CAP would not have a substantial adverse effect, either directly or indirectly through habitat modifications, on any species identified as a candidate, sensitive, special status species or wildlife movement with adherence to Mitigation Measure BIO-1 and BIO-2 .
Cultural Resources		
Historic Resources (historic district and several historic buildings on-site).	<i>Significant and unavoidable impact.</i> The 2040 General Plan has the potential to result in significant impacts if development carried out under the plan would cause a substantial adverse change in the significance of a historical resource. This impact would be significant and unavoidable even with adherence to Mitigation Measure CR-1 .	<i>Significant and unavoidable impact.</i> Despite implementation of Mitigation Measure CR-1 from the General Plan EIR, which would reduce impacts to historical resources by identifying and evaluating significant historical resources and managing relocation, rehabilitation, or alteration in compliance with the Standards as applicable, existing and eligible historical resources could still be materially impaired by future development that would be carried out under the CAP. Therefore, construction impacts associated with the CAP related to historical resources would remain significant and unavoidable with mitigation. Therefore, there would be no new or greater impacts than those identified in the certified General Plan EIR.
Archaeological resources, and human remains impacts.	<i>Less than significant impact with mitigation.</i> The 2040 General Plan has the potential to result in significant impacts if development carried out under the plan would cause a substantial adverse change in the significance of an archaeological resource, including those that qualify as historical resources. Adherence to Mitigation Measure CR-2 would ensure that impacts are less than significant. The discovery of human remains is always a possibility during ground-disturbing activities. Ground disturbance associated with development carried out under the 2040 General Plan may disturb or damage known or unknown human remains. This impact would be less than significant with adherence to existing regulations.	<i>Less than significant with mitigation.</i> Adherence to goals, policies, and implementation programs identified in the General Plan EIR pertaining to archaeological resources as well as Mitigation Measures CR-2 and CR-3, would ensure that the implementation of actions proposed in the CAP would not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5. Impacts remain less than significant with mitigation, consistent with the findings of the General Plan EIR. Therefore, there would be no new or greater impacts than those identified in the certified General Plan EIR.

Impact	General Plan EIR Level of Significance	Proposed Project
Energy		
Wasteful, inefficient or unnecessary energy consumption.	<i>Less than significant impact.</i> The 2040 General Plan would implement a land-use strategy and policies that would promote greater overall energy efficiency. Wasteful, inefficient, or unnecessary consumption of energy would not occur.	<i>Less than significant impact.</i> Implementation of the CAP would not result in wasteful, inefficient, or unnecessary consumption of energy resources. As a result, impacts related to energy conservation and resources would be less than significant and there would be no new or greater impacts than those identified in the General Plan EIR.
Conflicting with or obstructing a state or local plan for renewable energy or energy efficiency	<i>Less than significant impact.</i> The 2040 General Plan would be consistent with applicable energy efficiency goals and regulations, including relevant provisions of CALGreen and California Energy Code Title 24.	<i>Less than significant impact.</i> The CAP will comply with all state and local plans for renewable energy and energy efficiency while also promoting new strategies in energy efficiency and renewable energy that work to reduce the City's GHG emissions and effects of climate change. As such, the Project would not conflict with or obstruct any State or local plans for renewable energy or energy efficiency. Adoption of the CAP would have no impact with regard to a conflict with a State or local renewable energy or energy efficiency plan and there would be no new or greater impacts than those identified in the General Plan EIR.
Geology and Soils		
Expose people or structures to risks as a result of seismic hazards; unstable or expansive soils, soil erosion, septic systems.	<i>Less than significant impact.</i> The 2040 General Plan is not located within an Alquist Priolo Earthquake Fault Zone, and, therefore, the proposed plan would not be subject to effects involving rupture of a known earthquake fault. There would be no impact. Development facilitated by the proposed plan could result in exposure of people or structures to a risk of loss, injury, or death from seismic events. Development facilitated by the proposed plan could be located on a geologic unit or soil that is unstable or could become unstable resulting in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. However, with compliance with applicable laws, regulations, and applicable General Plan Goals and Policies, this impact would be less than significant. Construction facilitated by the 2040 General Plan would include ground disturbance such as excavation and grading that would result in loose or exposed soil. Disturbed soil could be eroded by wind or rain during a storm event, which could result in the loss of topsoil. Adherence to existing regulatory requirements would ensure that this impact would be less than significant.	<i>Less than significant impact.</i> Consistent with the findings of the General Plan EIR, development facilitated by the CAP would be required to be built to current seismic standards established by the CBC that could better withstand the adverse effects of strong ground shaking. The depth to which ground disturbance would occur would be insignificant and would be highly unlikely to directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving the rupture of a known earthquake fault, strong ground shaking, seismic related ground failure, and landslides. Adherence to the regulations such as those established by the State Water Resources Control Board as well as local regulations would ensure projects under the CAP would not result in substantial soil erosion and loss of topsoil. Development under the CAP would adhere to CBC standards to ensure that impacts from development on potentially expansive soils would be less than significant. Additionally, the City is served by existing sewer infrastructure and no septic tanks are proposed as a part of the Project. Therefore, impacts would be less than significant, consistent with the findings of the General Plan EIR.

Impact	General Plan EIR Level of Significance	Proposed Project
	Future seismic events could result in liquefaction and lateral spreading of soils within the city. Development in the General Plan area could be subject to liquefaction hazards. Compliance with the CBC would reduce liquefaction hazards. Proposed Health, Safety, and HazMat goals and policies apply to development facilitated by the proposed plan in hazard zones for liquefaction or lateral spreading of soils. Impacts would be less than significant. Development facilitated by the 2040 General Plan would occur on urbanized sites that are served by existing sanitation infrastructure. New development would not include septic systems. There would be no impact.	
Paleontological Resources.	<i>Less than significant with mitigation.</i> Development facilitated by the 2040 General Plan has the potential to impact paleontological resources. Impacts would be less than significant with adherence to Mitigation Measure GEO-1.	<i>Less than significant with mitigation.</i> Although the discovery of paleontological resources is unlikely, these ground disturbing activities have potential to encounter previously undiscovered unique paleontological resources. Adherence to the General Plan EIR Mitigation Measure GEO-1 is required to ensure development does not destroy a unique paleontological resource. Consistent with the analysis and conclusions of the General Plan EIR Mitigation Measure GEO-1 would continue to reduce impacts related to the destruction of unique paleontological resources or unique geologic features below the level of significance; there would be no new or greater impacts than those identified in the General Plan EIR.
Greenhouse Gas Emissions		
Generate emissions that would exceed a threshold; consistency with applicable plans.	<i>Significant and unavoidable impact.</i> Pleasant Hill does not have a Climate Action Plan. Therefore, implementation of the 2040 General Plan would not meet State 2030 and 2045 goals. Mitigation Measures GHG-1 and GHG-2 would result in adoption of CEQA GHG thresholds and a Climate Action Plan; however, development facilitated by the 2040 General Plan would not meet the 2030 and 2045 goals until the CAP is adopted. This impact would be significant and unavoidable.	<i>Less than significant impact.</i> Implementation of the Project would introduce a CAP to the City that would serve as a guiding document toward GHG reductions in municipal operations and throughout the community. As a result, implementation of the CAP would not conflict with any applicable GHG reduction plan and would guide the City in reducing communitywide GHG emissions. These efforts would not conflict with an existing plan, policy, or regulation adopted for the purpose of reducing GHGs. Rather, the CAP would be consistent with and support Statewide plans, policies, and regulations pertaining to the reduction of GHG emissions. Adoption of the CAP would ensure that projects facilitated by the 2040 General Plan would meet statewide GHG reduction goals, making this impact no longer significant and unavoidable. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

Impact	General Plan EIR Level of Significance	Proposed Project
Hazards and Hazardous Materials		
Routine transport, use or disposal. Hazardous materials within ¼ mile of a school, upset and accident. Hazardous material site Government Code Section 65962.5.	<i>Less than significant impact.</i> Development facilitated by the 2040 General Plan could result in the release of potentially hazardous materials, which may occur within 0.25 mile of a school. However, compliance with local, regional, State, and federal regulations related to hazardous materials would minimize the risk of releases and exposure to these materials. Development facilitated by the 2040 General Plan could result in development on sites contaminated with hazardous materials. However, compliance with applicable regulations relating to site remediation.	<i>Less than significant impact.</i> With compliance to applicable standards and regulations and adherence to manufacturer's instructions related to the transport, use, or disposal of hazardous materials, the CAP would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, including within 0.25 mile of a school. While there is potential for a proposed action to be located on a site included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5, any such action would be required to follow all applicable state and local regulations related to activities conducted on hazardous materials sites. Furthermore, none of the actions proposed in the CAP would encourage the new or increased use of, or concentration of, hazardous materials, more than these chemicals or materials might currently be used or concentrated. Therefore, consistent with the findings of the General Plan EIR, compliance with local, regional, State, and Federal regulations related to hazardous materials would ensure that impacts would be less than significant; there would be no new or greater impacts than those identified in the General Plan EIR.
Proximity to aviation facilities	<i>Less than significant impact.</i> Development facilitated by the 2040 General Plan would not result in significantly increased airport and airstrip activity. Compliance with State and federal regulations, Contra Costa Airport Land Use Compatibility Plan, and proposed 2040 General Plan policies would minimize safety hazards and disturbance to people residing or working within proximity of the Buchanan Field Airport. Impacts would be less than significant.	<i>Less than significant impact.</i> Consistent with the findings of the General Plan EIR, implementation of actions proposed in the CAP would be required to comply with Federal and State regulations, regulations the Contra Costa ALUCP, and General Plan goals and policies pertaining to airport operations to ensure that the implementation of actions proposed in the CAP would not result in a safety hazard for people working or residing in a future project area under the CAP. Thus, the proposed Project would have less than significant impacts related to airport land use. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

Impact	General Plan EIR Level of Significance	Proposed Project
Interfere with emergency response	<i>Significant and unavoidable impact.</i> Development facilitated by the 2040 General Plan would result in additional population and vehicle miles traveled in the city. However, the proposed plan would not result in changes to emergency evacuation routes nor would substantially increase roadway congestion such that the use of an evacuation route would be hindered. construction impacts related to emergency response and evacuation would be less than significant. However, Although the 2040 General Plan includes policies and programs that would address emergency response and emergency evacuation, guidance resulting from compliance with AB 747 and SB 99 is not currently available. As such, the 2040 General Plan operational impacts related to impairment of an adopted emergency response plan or emergency evacuation plan would be significant and unavoidable and even adherence to Mitigation Measures HAZ-1, HAZ-2, HAZ-3 would not reduce this impact to a less than significant level.	<i>Less than significant impact with mitigation.</i> Construction and operational activities associated with future CAP actions would be subject to the City's policies and regulations related to the emergency response, including Mitigation Measures HAZ-1, HAZ-2, and HAZ-3. Thus, the proposed Project would not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and there would be no new or greater impacts than those identified in the General Plan EIR
Hydrology and Water Quality		
Violate water quality standards, impact groundwater, substantially degrade groundwater.	<i>Less than significant impact.</i> Implementation of the 2040 General Plan would involve ground-disturbing activities during construction that could temporarily increase the potential for water quality to be affected by sedimentation or an accidental spill or release of hazardous materials. However, with adherence to applicable water quality standards, waste discharge requirements, and proposed General Plan policies, impacts would be less than significant. Development facilitated by the 2040 General Plan would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant. Development facilitated by the 2040 General Plan would not pump water from the local groundwater basin and would not introduce substantial new areas of impermeable surfaces such that the rates or patterns of groundwater recharge from infiltration would be	<i>Less than significant impact.</i> Future CAP actions would be required to comply with all applicable SFBRWQCB requirements to ensure implementation of the CAP would not violate water quality standards or waste discharge requirements or degrade surface or ground water quality. The CAP would not substantially decrease groundwater supplies or interfere with groundwater recharge in a manner that may impede sustainable groundwater management of the basin. There would be no new or greater impacts than those identified in the General Plan EIR.

Impact	General Plan EIR Level of Significance	Proposed Project
	affected. Impacts would be less than significant.	
Alter drainage patterns, create runoff that exceeds capacity of stormwater drainage. Alter the course of a stream or river.	<i>Less than significant impact.</i> Development facilitated by the 2040 General Plan would not alter the course of a stream or river or substantially alter existing drainage patterns, including through new impervious surfaces, and regulatory requirements as well as policies to protect and improve drainage patterns would minimize erosion, flooding, and runoff.	<i>Less than significant impact.</i> Development facilitated by the CAP would not alter the course of a stream or river or substantially alter existing drainage patterns, including through new impervious surfaces, and adherence to regulatory requirements established to protect and improve drainage patterns would ensure that impacts from runoff, erosion, and flooding are minimized. There would be no new or greater impacts than those identified in the General Plan EIR.
Impacted by flooding, seiche, tsunami; risk of release of pollutants.	<i>Less than significant impact.</i> Development facilitated by the 2040 General Plan would not increase existing potential for inundation within flood hazard areas to occur and would not introduce substantial new pollutant sources that could potentially be released due to inundation. Impacts would be less than significant.	<i>Less than significant impact.</i> Development facilitated by the CAP would not increase existing potential for inundation within flood hazard areas to occur and would not introduce substantial new pollutant sources that could potentially be released due to inundation. There would be no new or greater impacts than those identified in the General Plan EIR.
Land Use and Planning		
Physically divide a community.	<i>Less than significant impact.</i> Implementation of the proposed 2040 General Plan would maintain orderly development in Pleasant Hill and would not physically divide an established community.	<i>No impact.</i> The CAP would not have the potential to physically divide established communities and no impact would occur; therefore, there would be no new or greater impacts than those identified in the General Plan EIR.
Consistency with any land use plan, policy, or regulation	<i>Less than significant impact.</i> Implementation of the 2040 General Plan would be generally consistent with applicable land use plans, policies, or regulations adopted to avoid or mitigate environmental effects, such as ABAG/MTC Plan Bay Area 2050.	<i>Less than significant impact.</i> Implementation of the CAP would not facilitate growth or population growth beyond what was anticipated in the General Plan. As such, the CAP would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect; there would be no new or greater impacts than those identified in the General Plan EIR.
Mineral Resources		
Loss of mineral resources.	<i>No impact.</i> Development facilitated by the 2040 General Plan would not have the potential to impact mineral resources. There would be no impact.	<i>No impact.</i> The proposed Project would not preclude recovery of mineral resources or result in the loss of mineral resources. There would be no new or greater impacts than those identified in the General Plan EIR.

Impact	General Plan EIR Level of Significance	Proposed Project
Noise		
Construction and operational noise.	<i>Significant and Unavoidable.</i> Construction of individual projects facilitated by the 2040 General Plan would temporarily increase noise levels, potentially affecting nearby noise sensitive land uses. Development facilitated by the 2040 General Plan would also introduce new noise sources and contribute to increases in operational noise. The continued regulation of noise, consistent with the City Code and implementation of proposed 2040 General Plan policies would minimize disturbance to adjacent land uses. However, construction and operational mobile noise could exceed standards. This impact would be significant and unavoidable even with adherence to Mitigation Measure NOI-1 .	<i>Less than significant with mitigation.</i> Long-term implementation of the CAP actions would not result in exposure of persons to noise in excess of established standards or ground borne noise or vibration, nor would it result in a temporary, periodic, or permanent increase in ambient noise levels above existing levels. Operationally, implementation of the actions described above would not introduce stationary or transportation-related sources of groundborne vibration or noise. Implementation of the CAP would not result in substantial temporary increases in noise levels that would adversely affect human health or well-being in the community and would not generate excessive groundborne vibration or groundborne noise levels with adherence to Mitigation Measures NOI-1 and NOI-2 . Therefore, no additional mitigation would be required and there would be no new or greater impacts than those identified in the certified General Plan EIR.
Construction and operational groundborne vibration.	<i>Less than significant with mitigation.</i> Construction of individual projects facilitated by the 2040 General Plan would temporarily generate groundborne vibration and noise, potentially affecting nearby land uses. Adherence to Mitigation Measure NOI-2 , would reduce this impact to less than significant. Operation of development facilitated by the 2040 General Plan would not result in substantial groundborne vibration and noise.	
Located near airport or airstrip.	<i>Less than significant impact.</i> Development facilitated by the 2040 General Plan near major transportation-noise sources may experience noise levels that exceed noise land use compatibility standards but would not result in a direct increase in airport and airstrip activity. Proposed General Plan policies require analysis of projects that may exceed contours for exterior noise compliance. The continued regulation of airport noise consistent with State and federal regulations and implementation of proposed General Plan policies and the Contra Costa Airport Land Use Compatibility Plan would also minimize disturbance to people residing or working in proximity of the Buchanan Field Airport. Impacts would be less than significant.	<i>Less than significant impact.</i> Consistent with the findings of the General Plan EIR, implementation of actions proposed in the CAP would be required to comply with Federal and State regulations, regulations the Contra Costa ALUCP, and General Plan goals and policies pertaining to airport operations to ensure that the implementation of actions proposed in the CAP would not expose people residing or working in a project area to excessive noise levels from airport activity. Impacts would be less than significant. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

Impact	General Plan EIR Level of Significance	Proposed Project
Population and Housing		
Induce population growth displace housing or people.	<i>Less than significant impact.</i> Implementation of the proposed plan would facilitate the construction of new housing in Pleasant Hill. Proposed development could result in an increase in population that would exceed ABAG population forecasts by 122 percent by 2040. However, the proposed plan is intended to accommodate and plan for population growth. Development facilitated by the proposed plan would not result in the displacement of substantial numbers of housing or people. The proposed plan would facilitate the development of new housing in accordance with State and local housing requirements, while preserving existing residential neighborhoods. Impacts would be less than significant.	<i>Less than significant impact.</i> The CAP does not propose any goals, strategies, or actions that directly or indirectly result in an increase in population and would not generate growth beyond that anticipated by the City's adopted General Plan or induce additional population growth. The CAP does not propose any goals, strategies, or actions that have the potential to displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.
Public Services		
Impacts to emergency services, police services, schools, parks and other public services/libraries.	<i>Less than significant impact (police, fire, parks, other public services); Significant and unavoidable (schools).</i> The 2040 General Plan would not significantly increase the demands for emergency services, police services, parks and other public services/libraries. However, development facilitated by the 2040 General Plan would result in an increase in population of school-aged children in Pleasant Hill. This would increase demand for school services and potentially create the need for new school facilities. Operational impacts of new school facilities would be less than significant with payment of school impact fees. However, even with compliance with 2040 General Plan policies, impacts related to the construction of new or altered school facilities would be significant and unavoidable due to the large amount of new school land uses facilitated by the 2040 General Plan. Adherence to Mitigation Measures AQ-1, AQ-3, CR-1, CR-2, CR-3, CR-4, GEO-1, NOI-1, and NOI-2 would not reduce impacts to less than significant.	<i>Less than significant impact with mitigation.</i> The proposed Project would not significantly increase the demands for emergency services, police services, parks and other public services/libraries. Unlike the findings of the General Plan EIR, implementation of the CAP would not call for additional school facilities nor would it require any new or redeveloped school facilities. The CAP would not increase demand for public services or facilities or generate a need for new physically altered governmental facilities, the construction of which would result in significant impacts to the environment.

Impact	General Plan EIR Level of Significance	Proposed Project
Recreation		
Impact on existing recreational facilities, requiring construction of new facilities	<i>Less than significant impact.</i> Development facilitated by the 2040 General Plan would result in an increase in Pleasant Hill population. This would increase demand for and use of parks and potentially create the need for new or altered park and recreational facilities. However, compliance with 2040 General Plan policies would result in less than significant impacts related to increased use or the need for new or altered parks or recreational facilities.	<i>Less than significant impact.</i> The proposed Project would not require the expansion of regional parks or recreational facilities. Further, the proposed Project does not include the construction of recreational facilities. Consistent with the evaluation in the General Plan EIR, the proposed Project therefore would have a less than significant impact on recreational facilities. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.
Transportation and Traffic		
Conflict with plan addressing circulation, including transit, bicycle and pedestrian facilities.	<i>Less than significant impact.</i> Implementation of the 2040 General Plan would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, bicycle, and pedestrian facilities; construction impacts would not conflict with the circulation system.	<i>Less than significant impact.</i> While the implementation of strategies and actions from the CAP could temporarily increase VMT to subsequent CAP action sites, the VMT and emissions generated would be temporary and negligible. Ultimately, the CAP would improve the operation of the circulation system in several ways through fewer vehicle trips on roadways and highways, and higher numbers of transit riders, bicyclists, and pedestrians. The CAP would not conflict with an applicable plan, ordinance, or policy addressing the circulation system, and no impact would occur. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.
Conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).	<i>Significant and unavoidable impact.</i> Implementation of the 2040 General Plan would conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). impacts would be significant and unavoidable even with adherence to Mitigation Measure TRA-1 .	<i>Less than significant impact with mitigation.</i> The CAP would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b). The GHG reduction measures proposed in the CAP would improve the operations of the circulation system in several ways, such as reducing vehicle trips on roadways and highways, and increasing numbers of public transit riders, bicyclists, and pedestrians. Any temporary VMT increases associated with construction activities would be offset by the overall net benefit of reducing the long-term rate of VMT and associated reductions in GHG emissions. Projects under the CAP would still adhere to Mitigation Measure TRA-1 . Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.
Increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	<i>Less than significant impact.</i> Implementation of the 2040 General Plan would not substantially increase hazards because of a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Impacts would be less than significant.	<i>Less than significant impact.</i> The CAP does not propose any physical improvements or future development that would increase geometric design hazards and incompatible uses. As such, impacts related to increasing hazards due to design or incompatible uses would be less than significant. Therefore, there would be no new or greater impacts than those identified in the certified General Plan EIR.

Impact	General Plan EIR Level of Significance	Proposed Project
Emergency access.	<i>Less than significant impact.</i> Implementation of the 2040 General Plan would not have the potential to result in inadequate emergency access.	<i>Less than significant impact.</i> The CAP would improve the operation of the circulation system in several ways through fewer vehicle trips on roadways and highways and higher numbers of transit riders, bicyclists, and pedestrians. As such, impacts related to emergency access would be less than significant. Therefore, there would be no new or greater impacts than those identified in the certified General Plan EIR.
Tribal Cultural Resources		
Result in a substantial adverse impact to a tribal cultural resource	<i>Less than significant with mitigation.</i> Development facilitated by the 2040 General Plan has the potential to impact unidentified tribal cultural resources. Impacts would be less than significant with adherence to Mitigation Measure CR-4 .	<i>Less than significant with mitigation.</i> Because implementation of the CAP includes the potential for activities at previously undisturbed depths, the potential for discovery of previously unidentified tribal cultural resources exists. Adherence to Mitigation Measure CR-4 would ensure that tribal cultural resources would be protected during construction. Therefore, there would be no new or greater impacts than those identified in the certified General Plan EIR.
Utilities and Service Systems		
Impacts to wastewater, water, storm water, electrical, natural gas facilities and solid waste, the construction or relocation of which could cause significant environmental effects	<i>Significant and unavoidable.</i> Development under the 2040 General Plan would increase demand for water, wastewater, stormwater, and telecommunications services. While utility facilities and infrastructure development and relocation facilitated by the proposed plan would occur in developed areas of Pleasant Hill where such facilities exist, construction-related impacts would be significant and unavoidable even with adherence to Mitigation Measures AQ-1, AQ-3, CR-1, CR-2, CR-3, CR-4, GEO-1, NOI-1, and NOI-2 .	<i>Less than significant.</i> Development facilitated by the CAP would comply with all applicable Federal, State, and local regulations governing the provision of utility infrastructure and utilities, as described above. The CAP would result in less than significant impacts related to the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities. Impacts would be less than what was analyzed in the General Plan EIR.
Sufficient water supplies available to serve the currently proposed Project and reasonably foreseeable future development during normal, dry, and multiple dry years	<i>Less than significant impact.</i> Development facilitated by the 2040 General Plan would increase demand for water supply. However, with adherence to the 2040 General Plan goals and policies, water supplies would be adequate to support future development.	<i>Less than significant impact.</i> The Project would not result in an increase in demand for water. Rather, multiple actions proposed in the CAP would conserve water and increase water efficiency. As such, consistent with the findings of the General Plan EIR, impacts would be less than significant. Therefore, there would be no new or greater impacts than those identified in the certified General Plan EIR.
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	<i>Less than significant impact.</i> Development projected by the proposed plan would increase demand for wastewater treatment. However, the existing wastewater treatment plant has sufficient capacity for future development, and the 2040 General Plan contains policies to ensure treatment is adequate.	<i>Less than significant impact.</i> The CAP does not propose any physical development or improvements that would result in an increase in demand for utility services and/or result in the need for new wastewater facilities as the CAP would not induce unplanned population growth. The CAP would not result in a determination by the Central Contra Costa Sanitary District that the Central San WWTP would not be able to accommodate the CAP in addition to its existing commitments.

Impact	General Plan EIR Level of Significance	Proposed Project
Generating solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; Compliance with federal, state, and local management and reduction statutes and regulations related to solid waste	<i>Less than significant impact.</i> Development facilitated under the 2040 General Plan would increase the volume of solid waste generated in Pleasant Hill. However, existing infrastructure that serves the city, as well as policies within the 2040 General Plan, would ensure that the City has adequate capacity to accept the increase in solid waste and comply with federal, State, and local management reduction regulations.	<i>Less than significant impact.</i> Consistent with the findings of the General Plan EIR, development facilitated by the CAP would not generate solid waste in excess of the capacity of local solid waste infrastructure. All CAP actions would be required to adhere to federal, state, and local management and reduction statutes and regulations related to solid waste, such as AB 939. The Project would result in less than significant impacts regarding solid waste.
Wildfire		
Impair emergency response, exacerbate risks, require installation of infrastructure, expose people or structures to risks including downslope flooding or landslides as a result of post-wildfire conditions	<i>Significant and unavoidable impact.</i> Emergency response and evacuation procedures would not be affected by the 2040 General Plan. Pleasant Hill is not located within or near a Very High Fire Hazard Severity Zone or State Responsibility area; however, portions of Pleasant Hill are located in and near a High Fire Hazard Severity Zone, a Local Responsibility area, and areas of vegetated open space. compliance with applicable codes and regulations would not fully reduce the risk of loss, injury, or death from wildfire associated with 2040 General Plan development. This impact would be significant and unavoidable even with adherence to Mitigation Measures HAZ-1, HAZ-2, and HAZ-3.	<i>Less than significant impact.</i> Development facilitated by the CAP would be subject to California Fire Code and any future projects under the CAP would be subject to the City's design guidelines and standards and the final design must be approved by the City to ensure that a project located in an area at risk of wildland fires would not substantially impair an emergency response plan or emergency evacuation plan, exacerbate wildfire risks, necessitate the installation or maintenance of infrastructure, or expose people or structures to significant risks as a result of runoff, post-fire slope instability, or drainage changes. The Project would have a less than significant impact regarding wildfire. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

A. AESTHETICS

The potential for the proposed Project to result in new or substantially more adverse significant impacts to aesthetics was evaluated in relation to the General Plan EIR and four questions recommended for consideration by the *State CEQA Guidelines*.

(a) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to impacts on scenic vistas?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Development implemented under the 2040 General Plan would be located along commercial corridors and/or consist of infill development. These areas are highly urbanized with retail, restaurant, commercial, and residential uses no taller than three stories. Publicly available views throughout the General Plan area are largely limited by intervening development, mature landscaping, and large street or median trees. Development facilitated by the 2040 General Plan would largely be infill, some of which could exceed baseline (2022) building heights. From streets and public places (e.g., parks and trails) in Pleasant Hill, intervening development prevents expansive views of the hills to the west. Views in most of the General Plan area are of the built environment. Views of the natural environment are obscured by development, although views down the streets of the built environment and street trees are intact and create a sense of place. Since scenic vistas of the hills west of Pleasant Hill are not widely available from public viewing areas and new development would be limited by development standards dictated by Pleasant Hill Municipal Code Title 18, Planning and Land Use, scenic vistas would continue to be available where they currently exist. Therefore, impacts of development facilitated by the 2040 General Plan related to scenic vistas would be less than significant.

Proposed Project

Impacts to scenic vistas under CEQA occur when a project impacts a scenic vista from a publicly available viewing location, such as a roadway, designated scenic viewing spot, etc. According to the 2040 General Plan EIR, Pleasant Hill includes longer range views from public streets from the western neighborhoods westward towards Briones Regional Park across the urbanized landscape of Pleasant Hill; however, none of these views are designated as “vistas” or “scenic corridors.” Since scenic vistas of the hills west of

Pleasant Hill are not widely available from public viewing areas and new development would be limited by development standards dictated by Pleasant Hill Municipal Code (PHMC) Title 18, Planning and Land Use, scenic vistas would continue to be available where they currently exist. The CAP does not include any strategies or action items that directly involve any scenic vistas or scenic routes, nor would they have the potential to cause a substantial adverse effect on a scenic vista. Strategies and actions proposing building energy efficiency improvements (**Strategies EN 1.2, EN 3.3**), building retrofits (**Strategies EN 2.4, EN 3.1; Actions EN 2.4.1, TR 1.1.2**), circulation infrastructure improvements (**Strategies TR 2.1, TR 2.3; Actions TR 2.3.1, TR 2.3.3, TR 2.4.4**), and landscaping/recreational improvements (**Strategies WS 3.2, AM 1.2, GC 1.1**) would involve minor changes to the exteriors of buildings, existing roadways, or recreational areas. These physical changes would be relatively minor, and these actions would undergo appropriate review and approval by the City before being implemented. As such, there would be no new or greater impacts than those identified in the General Plan EIR.

(b) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to substantially damaging scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

The General Plan EIR identifies the closest designated State scenic highways to the City are a segment of I-680 and a segment of SR-24, both located outside of the City within the nearby city of Walnut Creek. These segments are both located over two miles away from the General Plan area's southern border. No development would be facilitated by the 2040 General Plan near this State-designated Scenic Highway, and views from such designated State scenic highways do not include the General Plan area. Furthermore, there are no City-designated scenic resources within the General Plan area. The General Plan EIR concluded that no impacts to scenic resources within a State scenic highway would occur.

Proposed Project

Consistent with the findings of the General Plan EIR, no actions proposed in the CAP would be facilitated near the segments of State-designated scenic highways I-680 and SR-24 that are located over two miles outside of the City. Due to the distance between these scenic routes and the City, implementation of the CAP would not have an impact on scenic resources, including, but not limited to, trees, rock outcroppings,

and historic buildings within a state scenic highway within City limits or in the vicinity of the City. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

(c) Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to: In non-urbanized areas, substantially degrading the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). In an urbanized area, project conflict with applicable zoning and other regulations governing scenic quality?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Individual projects facilitated by the 2040 General Plan would allow for increased intensity of development on underutilized sites. Scenic quality would be protected through implementation of goals and policies in the 2040 General Plan that address visual quality. Implementation of these goals and policies would ensure that development facilitated by the 2040 General Plan would be visually compatible with Pleasant Hill's overall form and would improve underutilized parcels through excellent architectural and landscape design. As such, the 2040 General Plan would not conflict with Pleasant Hill regulations governing visual character or quality. Therefore, impacts related to visual quality and character were found to be less than significant.

Proposed Project

According to the General Plan EIR, Pleasant Hill is largely built out with a mix of single-family residences and commercial uses along corridors such as Gregory Lane and Contra Costa Boulevard. The City is largely urbanized; vacant parcels comprise approximately only two percent of all land within the General Plan area. The CAP does not include any site-specific development, designs, or proposals that would conflict with the existing zoning for the City or regulations governing scenic quality. Further, future actions would be required to comply with the applicable regulatory requirements outlined in Title 18 (Planning and Land Use) in the PHMC pertaining to aesthetic quality and associated review. These actions would be required to comply with state and local goals and would be considered minor changes to the visual environment. Thus, implementation of the CAP would not conflict with the existing zoning for the City nor would the

CAP conflict with regulations governing scenic quality. As such, there would be no new or greater impacts than those identified in the General Plan EIR.

(d) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to creating a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

The General Plan EIR determined that the Approved Project would introduce nighttime lighting to the vicinity and would be expected to slightly increase ambient lighting in the area. However, **Mitigation Measure AES-1** would require the adoption and implementation of lighting standards to maintain ambient lighting levels. Glare would be reduced from commercial condominium development through compliance with Pleasant Hill Municipal Code Chapter 17.52.040 (D), which dictates that lighting on commercial condominiums be shielded to eliminate off-site glare, and Chapter 18.55.140 (B), which dictates that outdoor parking lot lighting shall be designed to prevent light pollution. Therefore, the 2040 General Plan operational light and glare impacts would be less than significant with mitigation.

Proposed Project

Sources of lighting or glare are typical in highly developed, urban environments (e.g., sunlight reflecting off building materials and glass windows). The City is developed with established existing sources of light and glare, such as streetlights and parking lights, walkway lights, lighted recreational facilities, and light emitted from residential and nonresidential buildings. The City is surrounded by similarly urbanized and developed cities. The CAP does not include any site-specific development, designs, or proposals that would introduce significant sources of light and glare. Although strategies included in the CAP, such as **EN 1.1**, **EN 1.3**, and **EN 1.4**, could result in the installation of new solar panels, solar photovoltaic panels are specifically designed to absorb, not reflect sunlight; and therefore, would not introduce a new source of substantial light or glare. Furthermore, future actions following the adoption of the CAP would be implemented in already urbanized areas, as the City is predominantly built out and commonly includes existing light sources. As such, the CAP would not create a new source of substantial light or glare. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

B. AGRICULTURAL AND FOREST RESOURCES

The potential for the proposed Project to result in new or substantially more adverse significant impacts to agricultural and forest resources was evaluated in relation to the General Plan EIR and five questions recommended for consideration by the *State CEQA Guidelines*.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to any of the following:		
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (d) Result in the loss of forest land or conversion of forest land to non-forest use? (e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

The General Plan area is almost entirely designated as Urban and Built-Up Land area. While a small parcel along Taylor Boulevard in the western portion of the City is designated as Prime Farmland, Farmland of Statewide Importance, and Grazing Land, this parcel is not planned for any zoning changes or land use changes under the General Plan. Development facilitated by the 2040 General Plan would not be located on agricultural land. Additionally, no land within the General Plan area is currently under a Williamson Act contract. As such, implementation of the General Plan would not conflict with agricultural zoning or Williamson Act contracts for preservation of agricultural use. Therefore, development construction facilitated by the 2040 General Plan and operational implementation of General Plan policies would result in no impacts related to conversion of agricultural uses to non-agricultural uses or Williamson Act zoning consistency.

Pleasant Hill does not contain land identified as a forested or timbered area. As such, development facilitated by the 2040 General Plan would not result in or promote the conversion of land used for forestry or timber purposes. In addition, no land within the General Plan area is currently zoned as

forest/timberland. As such, implementation of the General Plan would not conflict with forest/timberland zoning for preservation of forestry use. Therefore, development construction facilitated by the 2040 General Plan and operational implementation of General Plan policies would result in no impacts related to conversion of forestry uses to non-forestry uses or forest/timberland zoning consistency.

Proposed Project

No actions proposed in the CAP would be located on agricultural land. Additionally, as the City does not have land under a Williamson Act Contract and no land in the City is identified as forested or timber area, implementation of the CAP would result in no impacts related to conversion of agricultural uses to non-agricultural uses or Williamson Act zoning consistency, nor would the CAP result in impacts related to the conversion of forestry uses to non-forestry uses or forest/timberland zoning consistency. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

C. AIR QUALITY

The potential for the proposed Project to result in new or substantially more adverse significant impacts to air quality than analyzed in the General Plan EIR was evaluated in relation to four questions recommended for consideration by the *State CEQA Guidelines*.

(a) Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to conflict with or the potential to obstruct implementation of the applicable air quality plan?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

The General Plan EIR determined that implementation of the 2040 General Plan would be consistent with the BAAD 2017 Clean Air Plan. As such, the 2040 General Plan would not conflict with or obstruct implementation of the applicable air quality plan. Therefore, the impact related to air quality management plan consistency would be less than significant.

Proposed Project

The proposed Project would be within the assumptions made in the General Plan EIR and would not contribute to a significant impact with respect to the AQMP. As part of its enforcement responsibilities, the EPA requires each state with nonattainment areas to prepare and submit a State Implementation Plan (SIP) that demonstrates the means to attain the federal standards. The SIP must integrate federal, state, and local plan components and regulations to identify specific measures to reduce pollution in nonattainment areas, using a combination of performance standards and market-based programs. Similarly, under state law, the California Clean Air Act (CCAA) requires an air quality attainment plan to be prepared for areas designated as nonattainment with regard to the federal and state ambient air quality standards.

The City is located within the San Francisco Bay Area Air Basin (SFBAAB), which is under the jurisdiction of the BAAD. The BAAD is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the SFBAAB is in nonattainment. The most recent clean air plan is the 2017 Clean Air Plan that was adopted by BAAD in April 2017. The Plan includes control measures that are intended to reduce air pollutant emissions in the Bay Area either directly or indirectly. Projects that are consistent with

the development of a regional or local air quality plan are considered not to conflict with the attainment of air quality standards identified in the plan.

Consistency with the air quality plan can be determined through evaluation of project-related air quality impacts and demonstration that project-related emissions would not increase the frequency or severity of existing violations or contribute to a new violation of the national ambient air quality standards. The BAAD 2022 CEQA Guidelines include thresholds of significance that are applied to evaluate regional impacts of project-specific emissions of air pollutants and their impact on BAAD's ability to reach attainment.¹⁵ Emissions that are above these thresholds have not been accommodated in the air quality plans and would not be consistent with the air quality plans. Consistent with the conclusion of the General Plan EIR, the Project would not conflict with the 2017 Clean Air Plan since emissions would not exceed BAAD thresholds and the Project would support the goals of the 2017 Clean Air Plan.

The CAP does not include any site-specific land-use development projects, designs, or proposals, nor does it grant any entitlement for land-use development projects. The Project would not change the General Plan Land Use Element or base zoning designations. The CAP serves as a guide to reduce community-wide GHG emissions, consistent with State GHG emission reduction goals, and prepares the City for the effects of climate change. The CAP neither encourages nor discourages development; rather, the CAP serves to inform future development that has been anticipated and analyzed in the City's General Plan to incorporate the actions proposed in the CAP to optimize existing and future development projects for the effects of climate change. Area air quality planning, such as the 2017 Clean Air Plan, assumes that there will be emissions from new growth, but that such emissions may not impede the attainment and may actually contribute to the attainment of applicable air quality standards within the Basin. While the implementation of strategies and actions from the CAP has the potential to result in temporary air quality impacts during their installation, these future actions would be required to adhere to regulations established at the regional and local level (such as the BAAD and General Plan EIR, respectively), and these actions would undergo appropriate review and approval by the City before being implemented.

Fundamentally, the CAP is aligned with the goals of the 2017 Clean Air Plan; it is designed as a comprehensive strategy to reduce emissions (including those associated with Vehicle Miles Traveled [VMT]) in a manner consistent with state guidelines and regulations, and identifies cost-effective opportunities for existing and future residents, businesses, and development projects to forge a more sustainable community. Impacts associated with the implementation of the CAP are negligible when compared to the air quality improvements and GHG emission reductions that come from the

¹⁵ BAAD, 2022 CEQA Guidelines, April 20, 2022. Available online at: <https://www.baaqmd.gov/en/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines>, accessed October 22, 2025.

implementation of the CAP's actions. As a result, implementation of the CAP would be consistent with the 2017 Clean Air Plan, and there would be no new or greater impacts than those identified in the General Plan EIR.

(b) Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the potential to result in a cumulatively considerable net increase of any criteria pollutant for which the project region air basin is non-attainment under an applicable federal or state ambient air quality standard?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

As discussed in the General Plan EIR, construction of development envisioned under the General Plan would temporarily increase air pollutant emissions, possibly creating localized areas of unhealthy air pollution concentrations or air quality nuisances. To promote clean air quality to protect public health and safety and to mitigate adverse air quality impacts, the 2040 General Plan includes Policies ENV-7.1 through ENV-7.4 and Policy ENV-7.6 in the Environment Element, which support implementation of feasible measures to reduce construction emissions, cumulative construction criteria pollutant impacts related to fugitive dust, and consistency with associated air quality standards.

The Bay Area Air District (BAAD) identifies screening sizes of development projects in the BAAD CEQA Guidelines that apply to development projects in Pleasant Hill and throughout BAAD's jurisdiction. If construction-related criteria air pollutants are determined to have the potential to exceed the BAAD thresholds of significance, as identified in the BAAD CEQA Guidelines, project applicants would be required to incorporate project-specific mitigation measures to reduce air pollutant emissions during construction activities to below thresholds. Without the preparation of project-specific analysis on a project-by-project basis for development proposals that exceed the BAAD screening sizes, construction criteria pollutant emission impacts at the program level are potentially significant. However, implementation of **Mitigation Measure AQ-1**, would require that projects that exceed the BAAD screening sizes to evaluate project-specific construction emissions in conformance with the BAAD methodology and to mitigate the impacts to a less-than-significant level if construction-related criteria air pollutants exceed

the BAAD thresholds of significance. Therefore, 2040 General Plan cumulative construction criteria pollutant impacts related to air pollutant emissions and consistency with associated air quality standards would be less than significant with mitigation.

Operation

The greatest source of criteria pollutants in Pleasant Hill is and would continue to be from transportation sources, specifically mobile emissions from roadway vehicle volumes. The 2040 General Plan emphasizes reducing VMT on area roadways through emphasizing greater residential density, proximity of residents to jobs and commercial services, and implementation of alternative modes of transportation. The 2040 General Plan addresses this through the inclusion of goals and policies that support a VMT reduction, and thus a reduction in mobile criteria pollutant emissions.

According to the BAAD 2017 CEQA Air Quality Guidelines, the threshold for criteria air pollutants and precursors requires an assessment of the rate of increase of plan VMT and population. The 2040 General Plan emphasizes changing land uses to concentrate growth and residences near jobs and services to reduce singular vehicle trips and encourage alternative models of travel. The City's population increase under the General Plan would be proportionately greater than the VMT increase. As such, development facilitated by the 2040 General Plan would result in an increase in VMT that is less than the increase in service population. If a plan's VMT increase is less than or equal to the plan's projected population increase, impacts related to operational criteria pollutant emissions would be less than significant. However, since the General Plan is evaluated at a program level, individual development projects under the General Plan could generate potentially significant operational criteria air pollutant unless analyzed and mitigated. **Mitigation Measure AQ-2** requires projects that exceed the BAAD screening sizes to evaluate project-specific operation emissions and to mitigate impacts to a less-than-significant level if operational-related air pollutants exceed the BAAD-adopted thresholds of significance. Therefore, 2040 General Plan cumulative operational criteria pollutant impacts related to air pollutant emissions and consistency with associated air quality standards would be less than significant with mitigation.

Proposed Project

The CAP includes goals, strategies, and actions that would reduce air quality and GHG emissions generated in the City to help reduce the effects of climate change. The strategies and actions proposed with the CAP would improve air quality by pushing for expanded infrastructure for alternative modes of transportation to single passenger vehicles (i.e., **Strategies TR 1.6, TR 2.3; Action TR 2.1.2, TR 2.3.1, TR 2.3.3, TR 2.5.1**), promoting the adoption of more EVs with more EV supportive infrastructure (i.e., **Strategies TR 1.2, TR 1.3, TR 1.5**), and improving energy efficiency/renewable energy sources in building

construction and in building operations (i.e., **Strategies EN 1.2, EN 3.3, GC 1.3; Action TR 1.3.2**). As previously discussed, indirect impacts could occur from improvements due to the implementation of strategies and actions contained in the Project. For instance, **Strategies EN 2.4 and EN 3.1** encourage the retrofitting of existing buildings with rooftop solar and energy-efficient fixtures and improvements. However, while temporary emissions would be generated during the installation of these improvements and from the travel by workers to the sites receiving these retrofit improvements, retrofitting buildings for environmental sustainability would ultimately support more energy-efficient practices, negating the emissions generated in their implementation. Similarly, under **Strategies TR 1.6, TR 2.3**, while temporary emissions would be generated during the implementation of these circulation improvements, the reduction in VMT and emissions eliminated through the procurement of safe alternatives to private transportation is invaluable in the efforts to reduce GHG emissions in the City and would be consistent with State GHG reduction goals. Future actions would conform with all applicable standards and regulations regarding any potential increases in an existing or projected air quality violation, such as those established by the BAAD or applicable mitigation measures pertaining to Air Quality identified in the City's General Plan FIER. Implementation of the CAP would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment; there would be no new or greater impacts than those identified in the General Plan EIR.

(c) Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the potential to expose sensitive receptors to substantial pollutant concentrations?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Development facilitated by the 2040 General Plan would result in diesel particulate matter (DPM) exhaust emissions from off-road, heavy-duty diesel equipment associated with site preparation (e.g., excavation, grading, clearing), building construction, and other miscellaneous construction activities. Construction of development facilitated by the 2040 General Plan would occur over approximately 18 years but use of diesel-powered construction equipment in any one area would likely occur for no more than a few years for an individual project and would cease when construction is completed in that area. The 2040 General

Plan includes Goal ENV-7 and Policy ENV-7.6 to minimize the effect of construction toxic air contaminants (TACs) from future projects facilitated by the 2040 General Plan. Additionally, future projects facilitated by the 2040 General Plan would also be required to comply with the 2017 Clean Air Plan, BAAD regulatory requirements and control strategies, the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation, and **Mitigation Measure AQ-1**.

According to the OEHHA, construction of individual projects lasting longer than two months or placed within 1,000 feet of sensitive receptors could potentially expose nearby sensitive receptors to substantial pollutant concentrations. In addition, these future projects could exceed BAAD thresholds of an increased cancer risk of greater than 10.0 in a million and an increased non-cancer risk of greater than 1.0 Hazard Index (Chronic or Acute). As such, construction impacts from TAC emissions would be potentially significant. However, implementation of **Mitigation Measure AQ-3** would require coordination with the City to determine if a construction HRA would need to be performed for future projects with construction timelines greater than two months and within 1,000 feet of sensitive receptors, in order to identify and reduce potential risk exposure to nearby sensitive receptors. Therefore, construction-related TACs exposure impacts would be less than significant with mitigation.

Operation

Potential future uses could generate an increase in DPM that would contribute to cancer and noncancer health risks at nearby sensitive receptors. Without project-specific analysis, health risk impacts from nonpermitted sources associated with development of industrial and commercial land uses under the General Plan are considered potentially significant. Localized operational emissions were not discussed in the General Plan EIR; and operational emissions on a regional level were determined to be less than significant. However, with implementation of **Mitigation Measure AQ-4**, which requires new applicants for land uses that would generate substantial diesel truck travel to determine the appropriate level of operational health risk assessment required, operational 2040 General Plan impacts related to TAC emissions would be less than significant with mitigation.

Proposed Project

The CAP contains goals and policies that support cleaner air for the community, as shown above. As discussed in **Section 3.C (a-b)**, above, while implementation of the CAP would result in temporary emissions generated during the implementation of actions proposed in the CAP, the long-term benefits from the implementation of these actions will reduce air quality pollutants and GHG emissions within the community and align with state GHG reduction goals. As a result, the Project would not expose sensitive

receptors to substantial pollutant concentrations. These efforts would also reduce criteria pollutant emissions, help meet air quality goals, and reduce sensitive receptor exposure to pollutant concentrations.

No actions proposed in the CAP would expose sensitive receptors to substantial pollutant concentrations; therefore, less than significant impacts would occur. Impacts on local receptors from implementation of the proposed Project would be less than significant and there would be no new or greater impacts than those identified in the General Plan EIR.

(d) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to creating objectionable odors affecting a substantial number of people?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Implementation of the 2040 General Plan would generate oil and diesel fuel odors during construction from equipment use, as well as odors related to asphalt paving. The odors would be limited to the construction period and would be temporary. In addition, the Project would be required to comply with the California Code of Regulations, Title 13, sections 2449(d)(3) and 2485, which minimizes the idling time of construction equipment either by shutting it off when not in use or by reducing the time of idling to no more than five minutes. Therefore, odors emitted from the construction of individual future projects under the 2040 General Plan would be less than significant.

Operation

Development facilitated by the 2040 General Plan would include uses that typically do not produce objectionable odors, such as residential, commercial and retail, office, semi-public, and institutional, and light industrial uses. Certain commercial and industrial uses would have the potential to generate nuisance odors. Therefore, individual projects under the plan could generate potentially significant objectionable odors unless analyzed and mitigated. However, implementation of **Mitigation Measure AQ-5**, which requires the evaluation of land uses and development projects near land uses that typically generate odors,

would reduce this impact to less than significant. Therefore, the 2040 General Plan impacts related to operational odor impacts would be less than significant with mitigation.

Proposed Project

The BAAD 2022 CEQA Guidelines identify certain land uses as sources of odors. These land uses include wastewater treatment plants, food processing facilities, composting facilities, petroleum refineries, chemical manufacturing, landfills, confined animal facility/feed lot/dairies, and fiberglass manufacturing.¹⁶ The Project would not include any of the land uses that have been identified by the BAAD as odor sources. The CAP contains strategies and actions that support cleaner air for the community. Any indirect impacts from actions in accordance with the Project are not anticipated to create objectionable odors or other emissions adversely affecting a substantial number of people. For example, **Strategies WS 1.3 and WE 1.5** seek to expand outreach and education to citizens regarding waste reduction and diversion and through the continued provision of composting equipment at City facilities and events to encourage public and commercial; these strategies will reduce emissions generated from food waste, diverting trips to composting facilities, while also containing the odors associated with the anaerobic decomposition of food waste. As such, emissions from the implementation of the Project, such as those leading to odors, would be less than significant, and there would be no new or greater impacts than those identified in the General Plan EIR.

¹⁶ BAAD, 2022 CEQA Guidelines, April 20, 2022. Available online at: <https://www.baaqmd.gov/en/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines>, accessed October 22, 2025.

D. BIOLOGICAL RESOURCES

The potential for the proposed Project to result in new or substantially more adverse significant impacts to biological resources than analyzed in the General Plan EIR was evaluated in relation to the six questions recommended for consideration by the *State CEQA Guidelines*.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following: 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 Wildlife or U.S. Fish and Wildlife Service (USFWS)?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Most of the General Plan area is developed and does not provide suitable habitat for the special-status species reported or known to occur in or near Pleasant Hill. The 2040 General Plan would facilitate infill development and development within Pleasant Hill. These areas are currently developed with residential and non-residential uses and do not provide habitat suitable for special-status species described in the General Plan EIR. However, the 2040 General Plan increases the allowable density that could be constructed on some infill and development sites within the General Plan area, which could require upgraded utilities. The construction of these upgraded facilities could require work within riparian vegetation along creeks and drainages in the General Plan area, resulting in potential temporary riparian and aquatic habitat impacts. The development facilitated under the 2040 General Plan would be subject to the provisions of the various Federal and State natural resources regulations and their respective permitting processes. Additionally, the 2040 General Plan contains goals and policies that call for the preservation and protection of natural resources and the managed production of natural resources.

Construction-related activities such as vegetation removal, building demolition and/or relocation, grading, materials laydown, access, and infrastructure improvements, and building construction, could result in the disturbance of nesting migratory birds. The most identifiable potential direct impact to migratory bird

species would involve the removal of vegetation, particularly trees and landscaping shrubs that may serve as perching or nesting sites for migratory birds. These adverse effects on listed or special-status bird species would represent a potentially significant impact. However, implementation of **Mitigation Measure BIO-1** (conduct pre-construction bird surveys and implement avoidance measures prior to removal) would be required for future projects where mature trees and other habitats are present, and construction activities are scheduled from early spring to late summer.

Although the General Plan area is primarily developed, large trees, abandoned structures, and buildings in Pleasant Hill provide suitable roosting habitat for special-status bat species. Disturbance of maternity roosts by construction activities resulting in roost destruction or abandonment would be a potentially significant impact on bat species and would potentially constitute violations of the California Fish and Game Code. Such adverse effects on special-status bats would have a potentially significant impact. However, implementation of **Mitigation Measure BIO-2** (conduct pre-construction roosting bat surveys and implement avoidance measures prior to removal) would be required for future 2040 General Plan projects where trees, abandoned structures, or other habitat for roosting bats are present, and construction activities may occur during seasonal periods of bat activity. Therefore, the 2040 General Plan construction impacts related to special-status species would be less than significant with mitigation.

Operation

Given that potential impacts to special-status species would occur solely during construction, either directly or indirectly related to habitat modification, there would be no 2040 General Plan operational impacts related to biological resources.

Proposed Project

A significant impact would occur if the Project were to lead to adverse effects on any species identified as a candidate, sensitive, or special status species according to any adopted plan, policy, or regulation. This includes effects caused by habitat modification. The City of Pleasant Hill is a highly urbanized environment, and the majority of the City is currently developed; undeveloped land is limited to scattered vacant parcels. Consistent with what was analyzed in the General Plan EIR, most of the City is developed and does not provide suitable habitat for the special-status species reported or known to occur in or near to Pleasant Hill.

Implementation of the CAP would not have a substantial adverse effect, either directly or indirectly through habitat modifications, on any species identified as a candidate, sensitive, special status species or wildlife movement. Rather, the actions listed above would enhance and expand green space (**Strategies AM 1.2, GC 1.1**) and plant more native, drought-tolerant vegetation throughout the City (**Strategy WS 3.2**;

Action WE 3.2.1). Although the City is urbanized, with the majority of the City being developed and is a typically unsuitable habitat for special status species known to occur in or near the City, trees, shrubs, herbaceous plants, and parklands in the City could serve as temporary habitats for nesting migratory birds. Additionally, large trees, abandoned structures, and buildings in Pleasant Hill may provide suitable habitat for special-status bat species that have been identified in the City. As such, consistent with the findings of the General Plan EIR, development under the CAP would be subject to the provisions of the various Federal, State, and local natural resources regulations and their respective permitting processes as well as applicable mitigation measures (**MM BIO-1** and **MM BIO-2**) established in the General Plan EIR to ensure that implementation of actions proposed in the CAP would not have a substantial adverse effect 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. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
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 Wildlife or U.S. Fish and Wildlife Service?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Most of the development facilitated by the 2040 General Plan would be located on infill sites that are already developed with structures and/or parking and are not proximate to wetlands or waterways. Because these areas are urbanized and currently developed, they are unlikely to contain jurisdictional wetlands or other surface waters and associated riparian vegetation zones. However, the infill development facilitated by the 2040 General Plan would increase density in some areas, which could require upgraded utilities or stormwater drainage. The construction of these upgraded facilities could require work, including dredge or fill, within jurisdictional wetlands and streams, and could require ground disturbance in riparian habitat associated with these wetlands and streams. For development that would occur in these areas, an aquatic

resources delineation would be required to identify the limits and potential jurisdiction of protected waters, wetlands, and sensitive natural communities. Therefore, any proposed development in areas identified as jurisdictional waters and/or wetlands, streambed/banks, or riparian vegetation would be subject to the permit requirements of the United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW), pursuant to Section 404 and 401 of Clean Water Act (CWA), the Porter-Cologne Water Quality Control Act, and/or California Fish and Game Code Section 1600 et seq. Additionally, the 2040 General Plan contains goals and policies that would further reduce impacts to riparian habitats. Implementation of these goals and policies, as well as Policy ENV-4.1 and ENV-4.2, would reduce direct impacts to riparian areas during construction and operation by reducing direct and indirect modifications to creeks, embankments, and other waterways in the General Plan area. Furthermore, if potentially jurisdictional waters occur on any site identified by the 2040 General Plan for development, an aquatic resources delineation and permits issued by the relevant State and/or Federal authorities (USACE, RWQCB, and CDFW) would be required, which would address potential impacts to those waters.

Operation

Given that potential impacts to riparian habitats and wetlands would solely occur during construction, either directly via fill or indirectly related to habitat modification, there would be no 2040 General Plan operational impacts related to sensitive natural communities.

Proposed Project

Implementation of the CAP would not have a substantial adverse effect, either directly or indirectly, on any riparian habitat or other sensitive natural communities. According to the General Plan EIR, riparian habitats have been recorded in and around the General Plan area; areas of freshwater forested/shrub wetland occur in the eastern part of the General Plan area along Walnut Creek. Additionally, several riverine features occur throughout the General Plan area, including Grayson Creek, Murderers Creek, and drainage canals running throughout Pleasant Hill.

Consistent with the General Plan EIR, the implementation of actions proposed in the CAP would generally be located on infill sites that are already developed with structures and/or parking, and these actions would not take place proximate to wetlands or waterways. Although strategies such as **TR 2.3** (implementation of the 2024 Bicycle and Pedestrian Master Plan) have potential for temporary impacts with their implementation, due to the scale of the actions and the overall benefit that comes from the implementation of the CAP, impacts would be negligible. Additionally, consistent with the findings of the General Plan EIR, any proposed development in areas identified as jurisdictional waters and/or wetlands,

streambed/banks, or riparian vegetation would be subject to the permit requirements of the United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW), pursuant to Section 404 and 401 of Clean Water Act (CWA), the Porter-Cologne Water Quality Control Act, and/or California Fish and Game Code Section 1600 et seq. Additionally, projects under the CAP would adhere to policies established in the City's General Plan, such as Policy ENV-4.1 and ENV-4.2, to reduce direct impacts to riparian areas during construction and operation by reducing direct and indirect modifications to creeks, embankments, and other waterways within the City. The actions proposed in the CAP enhance existing green space and improve biodiversity while adhering to City codes and regulations. Therefore, implementation of the Project would not have a substantial adverse effect on any riparian or sensitive natural communities identified by regional plans, policies, regulations, or the California Department of Fish and Game or U.S. Fish and Wildlife Service. There would be no new or greater impacts than those identified in the certified General Plan EIR.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
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?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Reasonably foreseeable development within or adjacent to sensitive habitats could result in potential direct impacts through removal of vegetation, filling of wetland habitat, runoff of pollutants into riparian habitats or wetlands, compaction of soils, and/or indirectly through dust and vegetation thinning. The issuance of a grading permit by the Director of Public Works and Community Development for ministerial and discretionary projects requires obtaining other permits required by State or Federal agencies. These include, but are not limited to, streambed alteration permits from the CDFW and permits for grading in the vicinity of wetlands and certain watercourses from the USACE and RWQCB. These permit clearances may also be required as conditions of approval for grading work to commence. Approval of permits also requires

findings that the proposed grading will not result in erosion, stream sediment, or other adverse off-site effects to riparian habitat. Implementation of these goals and policies, as well as Policy ENV-4.1 and ENV-4.2 described under Impact BIO-1, would reduce direct impacts to waters, wetlands, and riparian areas during construction and operation by reducing direct and indirect modifications to creeks, embankments, and other waterways in the General Plan area. Furthermore, if potentially jurisdictional waters occur on any site identified by the 2040 General Plan for development, an aquatic resources delineation and permits issued by the relevant State and/or Federal authorities (USACE, RWQCB, and CDFW) would be required, which would address potential impacts to those waters. Additionally, future project sites one acre or larger trigger the implementation of Stormwater Pollution Prevention Plan (SWPPP) Best Management Practices (BMPs) that would reduce the potential for eroded soil and any contaminants attached to that soil to contaminate a waterbody following a storm event. Additionally, projects would comply with Pleasant Hill Municipal Code (PHMC) Section 15.10.280, which provides design standards to address erosion and sedimentation, and PHMC Section 15.05, *Stormwater Management and Discharge Control*, to protect and enhance the water quality in the City's watercourses pursuant to, and consistent with, the Porter-Cologne Water Quality Control Act and the CWA. Adherence to State and Federal regulations, the PHMC, and implementation of proposed 2040 General Plan goals and policies would result in a 2040 General Plan sensitive natural community construction impact that is less than significant.

Operation

Given that potential impacts to riparian habitats and wetlands would occur solely during construction, either directly via fill or indirectly related to habitat modification, there would be no 2040 General Plan operational impacts related to sensitive natural communities.

Proposed Project

As previously discussed, areas of freshwater forested/shrub wetland occur in the eastern part of the General Plan area along Walnut Creek. Despite the presence of wetlands in the City, the implementation of actions proposed in the CAP would generally be located on infill sites that are already developed with structures and/or parking, and these actions would likely not take place proximate to wetlands or waterways. Consistent with the findings of the General Plan EIR, any proposed development in areas identified as jurisdictional waters and/or wetlands, streambed/banks, or riparian vegetation would be subject to the permit requirements of the United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW), pursuant to Section 404 and 401 of Clean Water Act (CWA), the Porter-Cologne Water Quality Control Act, and/or California Fish and Game Code Section 1600 et seq. Additionally, projects under the CAP would adhere to policies established in the City's General Plan, such as Policy ENV-4.1 and ENV-4.2, to reduce direct impacts to

riparian areas during construction and operation by reducing direct and indirect modifications to creeks, embankments, and other waterways within the City. Adherence to these regulations would ensure that the Project would not 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. Therefore, there would be no new or greater impacts than those identified in the certified General Plan EIR.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following: (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?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Most of the General Plan area is developed and urbanized, and does not provide for wildlife movement corridors. Considering that the 2040 General Plan would not facilitate development in open space areas, including stream corridors, and that it contains policies to reduce impacts to stream corridors and protect wildlife movement corridors and open space, the 2040 General Plan construction impacts related to wildlife movement corridors would be less than significant.

Operation

Given that potential impacts to wildlife movement corridors would occur solely during construction, either directly via fill or indirectly related to open space development, there would be no 2040 General Plan operational impacts related to wildlife movement corridors.

Proposed Project

As previously discussed, the City is an urbanized environment, and the majority of the City is currently developed; undeveloped land is limited to scattered vacant parcels. Wildlife movement corridors in the

General Plan area are generally limited to riparian corridors and creeks and areas of open space in local and regional parks. These creeks may be used by migratory fish, and riparian corridors and other undeveloped areas in the City may provide corridors for wildlife movement, including migratory birds and Alameda whipsnake, California tiger salamander, and California red-legged frog when migrating to aquatic breeding habitat and during juvenile dispersal. Consistent with the implementation of the General Plan, the CAP would focus on infill development along corridors and on parcels with structures and/or parking lots. The CAP does not include changes to existing Parks and Open Space land use designations, including along creeks and waterways in the General Plan area; the CAP would not facilitate permanent and impactful development within these identified wildlife movement corridors. Wildlife movement within areas of open space would not be affected by the CAP, because the CAP facilitates development in the urbanized areas of Pleasant Hill. Actions implemented from the CAP would adhere to goals and policies established in the General Plan that address the preservation and restoration of habitats that may serve as open space and wildlife corridors, such as Goal ENV-3. Under this goal, development is required to establish setbacks along creek protection zones, riparian areas, wetlands, and other areas that function as fish and wildlife movement corridors. Adherence to these policies would help to preserve important local wildlife corridors, as the implementation of actions proposed in the CAP is permitted throughout the General Plan area. Therefore, implementation of the proposed Project would not have the potential to interfere with the movement of wildlife or impact wildlife nursery sites. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following: (e) Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

The General Plan EIR determined the Approved Project would adhere to all local policies and ordinances protecting biological resources, such as the City's Tree Preservation Ordinance codified in PHMC section

18.50.110. Additionally, the 2040 General Plan contains policies and implementation programs that would help protect trees and other vegetation in the General Plan area. Therefore, impacts were found to be less than significant.

Operation

Given that potential impacts to trees would occur solely during construction, there would be no 2040 General Plan operational impact related to consistency with local biological resources policies and ordinances.

Proposed Project

Projects under the CAP would be required to comply with PHMC Section 18.50.110 for the preservation of heritage and protected trees throughout the community, as well as policies and the implementation program included in the General Plan that help protect trees and other vegetation in the General Plan area. Additionally, strategies and actions proposed in the CAP, such as **Strategies AM 1.2, WS 3.2, and GC 1.1**, as well as **Action 3.2.1**, promote the planting of more native, drought-tolerant trees and increasing the City's canopy cover. These actions improve biodiversity, offset the urban heat island effect, and improve air quality. As such, the CAP would not conflict with any local policies or ordinances protecting biological resources. Therefore, there would be no new or greater impacts than those identified in the certified General Plan EIR.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(f) Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

There are no adopted Habitat Conservation Plans (HCPs) or Natural Community Conservation Plans (NCCPs) within Pleasant Hill. As such, there are no HCPs or NCCPs applicable to the 2040 General Plan. Therefore, development construction facilitated by the 2040 General Plan and operational implementation

of General Plan policies would result in no impacts related to consistency with an adopted HCP, NCCP, or other approved local, regional, or State habitat conservation plan.

Proposed Project

As there are no adopted Habitat Conservation Plans HCPs or NCCPs within Pleasant Hill, there are no HCPs or NCCPs applicable to the CAP. Therefore, implementation of actions proposed in the CAP would result in no impacts related to consistency with an adopted HCP, NCCP, or other approved local, regional, or State habitat conservation plan. Additionally, as discussed, the actions proposed in the CAP would enhance and expand existing green space and improve biodiversity throughout the City. As such, implementation of the Project would not conflict with any conservation plans. Therefore, there would be no new or greater impacts than those identified in the certified General Plan EIR.

E. CULTURAL RESOURCES

The potential for the CAP to result in new or substantially more adverse significant impacts to cultural resources was evaluated in relation to the General Plan EIR and three questions recommended for consideration by the *State CEQA Guidelines*.

(a) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to causing a substantial adverse change in the significance of a historical resource as defined in §15064.5?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

The 2040 General Plan would facilitate development of residential, commercial, office, institutional, and industrial land uses that could, in turn, result in the conversion of existing properties and structures to new uses. Construction associated with such potential future development may include site preparation, demolition, and other construction activities. Demolition or other structural alteration associated with development facilitated by the 2040 General Plan has the potential to impair historical built-environment resources. Consequently, damage to or destruction of historical resources could occur as a result of development under the 2040 General Plan. In order to ensure that development within the General Plan area does not have a detrimental effect on historical resources, each project would need to be assessed as it is proposed. Goals, policies, and implementation programs proposed in the General Plan related to historical resources would reduce the potential for historical resources to be adversely impacted by the development facilitated by the 2040 General Plan, but there would still be potential for development to impact historical resources. Despite implementation of **Mitigation Measure CR-1**, which would reduce impacts to historical resources by identifying and evaluating significant historical resources and managing relocation, rehabilitation, or alteration in compliance with the Standards as applicable, existing and eligible historical resources could still be materially impaired by future development that would be carried out under the 2040 General Plan. Therefore, construction 2040 General Plan impacts related to historical resources would remain significant and unavoidable with mitigation.

Operation

Given that impacts to historical resources occur solely during construction, there would be no 2040 General Plan operational impact related to historical resources.

Proposed Project

Section 15064.5 of the *State CEQA Guidelines* defines historic resources as those that are listed on, or determined to be eligible for listing on, the California Register of Historical Resources (CRHR) or a local register or are otherwise determined to be historical pursuant to Section 21084.1 of the *State CEQA Guidelines*. Based on National Register of Historical Places (NRHP) guidelines, generally, structures 50 years of age or older could be a historic resource. Properties that are listed in the National Register are automatically listed in the California Register of Historic Resources (CRHR).

According to the General Plan EIR, one known historical resource that is listed in the NRHP and CRHR and located within the City is the Patrick Rogers Farm. In addition to this known historical resource, there may be other yet unidentified resources within the General Plan area that are age-eligible for listing in the NRHP, CRHR, or locally. While the implementation of actions proposed in the CAP would more than likely be occurring on sites that have already been developed, the effects on historical resources are only knowable once a specific project has been proposed, because the effects are highly dependent on both the individual project site conditions, project activities that may alter the character of a built environment resource, and/or the characteristics of the proposed ground-disturbing activity. In order to ensure that development within the City does not have a detrimental effect on historical resources, each project under the CAP would need to be assessed as it is proposed. Goals, policies, and implementation programs proposed in the General Plan related to historical resources would reduce the potential for historical resources to be adversely impacted by the development facilitated by the CAP, but there would still be potential for development to impact historical resources. Despite implementation of **Mitigation Measure CR-1** from the General Plan EIR, which would reduce impacts to historical resources by identifying and evaluating significant historical resources and managing relocation, rehabilitation, or alteration in compliance with the Standards as applicable, existing and eligible historical resources could still be materially impaired by future development that would be carried out under the CAP. Therefore, construction impacts associated with the CAP related to historical resources would remain significant and unavoidable with mitigation. While it is highly unlikely that the Project would cause a substantial adverse change in the significance of a historical resource pursuant to *State CEQA Guidelines* Section 15064.5, impacts remain significant and unavoidable with mitigation, consistent with the findings of the General Plan EIR. Therefore, there would be no new or greater impacts than those identified in the certified General Plan EIR.

(b) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to causing a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Ground-disturbing activities associated with development facilitated by the 2040 General Plan, particularly in areas that have not been studied through a cultural resources investigation, or when excavation depths exceed those previously attained, have the potential to damage or destroy previously-unknown historic or prehistoric archaeological resources that may be present on or below the ground surface. In order to ensure that development within the City does not have a detrimental effect on archaeological resources, each future project would need to be assessed once the project location and design concept is available. The goals, policies, and implementation programs established in the General Plan would help reduce the potential for archaeological resources to be adversely impacted by the ground-disturbing activities associated with the development facilitated by the 2040 General Plan. However, there would still be potential for development to impact archaeological resources, and those impacts would be potentially significant. However, implementation of **Mitigation Measures CR-2** and **CR-3** (evaluate and protect significant archaeological resources if encountered during construction associated with development under the 2040 General Plan), would reduce 2040 General Plan construction impacts related to archeological resources to less than significant with mitigation.

Operation

Given that potential impacts to archaeological resources would occur solely during construction, there would be no 2040 General Plan operational impact related to archaeological resources.

Proposed Project

Archaeological resources include material evidence of past human life and culture of previous ages. Section 15064.5 of the *State CEQA Guidelines* states that if an archaeological site does not meet the criteria defined in subdivision (a) but does meet the definition of a unique archeological resource in PRC Section 21083.2,

the site shall be treated in accordance with the provisions of Section 21083.2. PRC Section 21083.2(g) defines a unique archeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions, and there is a demonstrable public interest in that information.
2. Has a special and particular quality, such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Consistent with the discussion above for **Section 3.E(a)**, it is presumed that archaeological resources that are eligible for inclusion in the NRHP or CRHR may exist throughout the City. Effects on archaeological resources are only known once a specific development has been proposed because the effects are highly dependent on both the individual development site conditions and the characteristics of the proposed ground-disturbing activity. Ground-disturbing activities associated with development facilitated by the CAP, particularly in areas that have not been studied through a cultural resources investigation, or when excavation depths exceed those previously attained, have the potential to damage or destroy previously unknown historic or prehistoric archaeological resources that may be present on or below the ground surface. In order to ensure that development within the City does not have a detrimental effect on archaeological resources, each project under the CAP would need to be assessed as it is proposed. Goals, policies, and implementation programs proposed in the General Plan related to archaeological resources, whether prehistoric or historic in nature, would reduce the potential for archaeological resources to be adversely impacted by the development facilitated by the CAP, but there would still be potential for development to impact these undiscovered resources. Implementation of **Mitigation Measure CR-2** from the General Plan EIR would reduce impacts to archaeological resources by requiring the preparation of an archaeological resources assessment prior to the approval of a project that involves ground disturbance activities on native or previously disturbed soils. **Mitigation Measure CR-3** details that if archaeological/cultural resources are encountered during ground-disturbing activities for a project, work in the immediate area shall be halted and a qualified archaeologist shall be summoned to evaluate the find.

Adherence to goals, policies, and implementation programs identified in the General Plan EIR pertaining to archaeological resources, as well as **Mitigation Measures CR-2** and **CR-3**, would ensure that the implementation of actions proposed in the CAP would not cause a substantial adverse change in the significance of an archaeological resource pursuant to *State CEQA Guidelines* Section 15064.5. Impacts

remain less than significant with mitigation, consistent with the findings of the General Plan EIR. Therefore, there would be no new or greater impacts than those identified in the certified General Plan EIR.

(c) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the potential disturbance of any human remains, including those interred outside of formal cemeteries?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Excavations during construction activities could have the potential to disturb these resources that could include Native American burial sites. As such, ground disturbing activities that may occur with Pleasant Hill (the General Plan area) during implementation of the 2040 General Plan have the potential to unearth previously unidentified human remains. As such, adherence to Program L from the General Plan as well as existing regulations established in PRC Section 5097, PRC Section 5097.98, and the California Health and Safety Code (Section 7050.5, 7051, and 7054) would reduce the potential for human remains to be adversely impacted by ground-disturbing activities associated with development facilitated by the 2040 General Plan. Therefore, 2040 General Plan construction impacts related to human remains would be less than significant.

Operation

Given that potential impacts to human remains would occur solely during construction, there would be no 2040 General Plan operational impact related to human remains.

Proposed Project

Similar to the discussion in Section 3.E(b), above, although unlikely, ground disturbing activities associated with the implementation of actions proposed in the CAP may result in the accidental discovery of human remains. For example, minor grading, excavation, and other ground disturbance could occur during the construction of upgraded pedestrian and bicycle infrastructure (**Strategy TR 1.6, TR 2.3**), installation of EV charging infrastructure (**Strategies TR 1.2, TR 1.3, TR 1.5**), and tree planting/landscaping (**Strategies AM 1.2, GC 1.1, GC 1.2, WS 3.2; Action WE 3.2.1**). In the unlikely event that human remains are discovered during ground-disturbing activities, regulatory provisions such as California Health and Safety Code

Section 7050.5, PRC Section 5097.98, and *State CEQA Guidelines* Section 15064.5(e) that address the handling of human remains must be followed. Pursuant to these codes, in the event that human remains are discovered, disturbance of the site shall be suspended, and the City of Pleasant Hill and the Contra Costa County Coroner would be immediately notified. The coroner shall conduct an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation or to his or her authorized representative, in the manner provided in Section 5097.98 of the PRC. The coroner is required to make a determination within two working days of notification of the discovery of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall consult with the NAHC by telephone within 24 hours, to designate a Most Likely Descendant (MLD) who shall recommend appropriate measures to the landowner regarding the treatment of the remains. If the owner does not accept the MLD's recommendations, the owner or the MLD may request mediation by the NAHC. Compliance with applicable regulations would protect unknown and previously unidentified human remains. Additionally, adherence to existing regulations as well as Implementation Program L of the General Plan would reduce the potential for human remains to be adversely impacted by ground-disturbing activities associated with development facilitated by the CAP. Therefore, impacts related to human remains would be less than significant with adherence to existing regulations, consistent with the findings of the General Plan EIR. Therefore, there would be no new or greater impacts than those identified in the certified General Plan EIR.

F. ENERGY

The potential for the proposed Project to result in new or substantially more adverse significant impacts related to Energy were evaluated in relation to two questions recommended for consideration by the *State CEQA Guidelines*.

(a) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Development facilitated by the 2040 General Plan would involve the use of energy during construction. Energy use during construction would be primarily in the form of fuel consumption to operate heavy equipment, light-duty vehicles, machinery, and generators for lighting. Development facilitated by the 2040 General Plan would utilize construction contractors that comply with applicable CARB regulations, as well as the provisions of California Code of Regulations (CCR) Title 13, sections 2449 and 2485 and would be subject to the United States Environmental Protection Agency (USEPA) Construction Equipment Fuel Efficiency Standard. Demolition and construction activities would utilize fuel-efficient equipment consistent with State and Federal regulations and would comply with State measures to reduce the inefficient, wasteful, or unnecessary consumption of energy. Therefore, demolition and construction activities associated with the 2040 General Plan would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy, and construction energy impacts would be less than significant.

Operational

Implementation of the 2040 General Plan policies and programs, as well as other policies and implementation programs contained in the 2040 General Plan that would result in indirect energy conservation, such as the promotion of alternative transportation, water conservation, and waste reduction, would promote greater transportation and building energy efficiency in municipal and community

operations and development. Furthermore, the 2040 General Plan contains a land-use strategy that actively promotes infill mixed-use and transit- and pedestrian-oriented development, which would result in greater transportation energy efficiency overall for Pleasant Hill residents, businesses, and municipal operations. Therefore, operation of the 2040 General Plan would not result in potentially significant environmental effects from wasteful, inefficient, or unnecessary consumption of energy, and operational energy impacts would be less than significant.

Proposed Project

The CAP contains goals and policies to guide the City in reducing energy demand and associated GHG emissions. As a result, the Project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. While the implementation of the strategies and actions proposed in the CAP would consume energy resources such as electricity, fuels, and non-renewable resources during their initial implementation, these actions will improve energy efficiency (**Strategies EN 1.2, EN 3.3**), install EV charging infrastructure and promote the use of EVs (**Strategies TR 1.2, TR 1.3, TR 1.5**), and promote renewable energy sources such as solar (**Strategies EN 1.1, EN 1.3 and EN 1.4**). Future new development in the City would be required to comply with the state's Building Energy Efficiency Standards (Cal. Code Regs., tit. 24, Part 6), as they may be amended from time to time, to reduce the wasteful, uneconomic, inefficient, or unnecessary consumption of energy, and to enhance the outdoor and indoor environmental quality. These standards provide regulations for new buildings constructed in California to reduce energy demand and consumption. The Building Energy Efficiency Standards are updated every three years to accommodate new energy efficiency technologies and methodologies. Given the nature of the actions, implementation of the CAP would not result in wasteful, inefficient, or unnecessary consumption of energy resources. As a result, impacts related to energy conservation and resources would be less than significant and there would be no new or greater impacts than those identified in the General Plan EIR.

(b) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to conflicting with or obstructing a state or local plan for renewable energy or energy efficiency?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

2040 General Plan policies related to energy or energy efficiency plans were limited to operational energy use; thus no 2040 General Plan construction impacts related to consistency with an applicable energy or energy efficiency plan would occur.

Operation

The 2040 General Plan contains policies that seek to decrease non-renewable (i.e., natural gas) consumption and overall energy consumption in new and existing buildings by encouraging the production and storage of local renewable energy as well as requiring energy efficient improvement, incentivizing energy-efficient retrofits, and providing energy conservation education programs. These actions are consistent with the goals and policies established by SB 100, the California Green Building Standards Code (CALGreen), and the California Building Energy Efficiency Standards. As such, the 2040 General Plan would not conflict with adopted renewable energy or energy conservation plans, and impacts related to consistency with State and local renewable energy and energy efficiency plans would be less than significant.

Proposed Project

As discussed in **Section 3.F(a)**, above, the implementation of actions proposed in the CAP will improve energy efficiency (**Strategies EN 1.2, EN 3.3**), install EV charging infrastructure (**Strategies TR 1.2, TR 1.3, TR 1.5**), and promote renewable energy sources such as solar (**Strategies EN 1.1, EN 1.3 and EN 1.4**). The Project would not adversely change any energy efficiency policies and would comply with all State and local plans for renewable energy and energy efficiency. The CAP will comply with all state and local plans for renewable energy and energy efficiency while also promoting new strategies in energy efficiency and renewable energy that work to reduce the City's GHG emissions and effects of climate change. As such, the Project would not conflict with or obstruct any State or local plans for renewable energy or energy efficiency. Adoption of the CAP would have no impact with regard to a conflict with a State or local renewable energy or energy efficiency plan and there would be no new or greater impacts than those identified in the General Plan EIR.

G. GEOLOGY AND SOILS

Impacts with respect to geology and soils of the CAP were evaluated with regard to the General Plan EIR and adopted mitigation measures. The potential for the CAP to result in new or substantially more adverse significant impacts to geology and soils was evaluated in relation to eight questions recommended for consideration by the *State CEQA Guidelines*.

Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(a) Exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) The 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. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides? (b) A project being 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?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Pleasant Hill does not contain Alquist Priolo Earthquake Fault Zones. Therefore, persons and property associated with development facilitated by the 2040 General Plan would not be directly or indirectly subject to effects involving rupture of a known earthquake fault, and no impact would occur.

Development facilitated by the 2040 General Plan would result in additional residential, commercial, and retail development that would be potentially exposed to the effects of strong seismic ground shaking, seismic-related ground failure, and landslides resulting from local and regional earthquakes. Development within Pleasant Hill would be required to be built to current seismic standards that could better withstand the adverse effects of strong ground shaking. In addition to compliance with mandatory California Building Code (CBC) development requirements that address safe building development, including requirements to seismically upgrade existing structures, the 2040 General Plan includes goals and policies

that further minimize potential adverse effects related to strong ground shaking, seismic-related ground failure, and landslides. Compliance with all General Plan policies and requirements for both proposed and existing structures would minimize the potential for loss, injury, or death related to strong ground shaking, seismic-related ground failure, and landslides caused by a seismic event. Therefore, 2040 General Plan operational impacts related to strong seismic ground shaking, seismic-related ground failure risk, and landslide hazard would be less than significant.

Proposed Project

While the City is not located in the Alquist Priolo Earthquake Fault Zones, Northern California is an active seismic region, and moderate to strong earthquakes can occur on numerous faults. As such, measures must be taken to preserve the safety of persons and structures during local and/or regional seismic events. Implementation of actions proposed in the CAP could involve minor ground-disturbing activities, including grading and excavation. For example, minor grading, excavation, and other ground disturbance could occur during the construction of upgraded pedestrian and bicycle infrastructure (**Strategy TR 1.6, TR 2.3**), installation of EV charging infrastructure (**Strategies TR 1.2, TR 1.3, TR 1.5**), and tree planting/landscaping (**Strategies AM 1.2, GC 1.1, GC 1.2, WS 3.2; Action WE 3.2.1**). The depth to which this ground disturbance would occur would be insignificant and would be highly unlikely to directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving the rupture of a known earthquake fault, strong ground shaking, seismic-related ground failure, and landslides. Consistent with the findings of the General Plan EIR, development facilitated by the CAP would be required to be built to current seismic standards established by the CBC that could better withstand the adverse effects of strong ground shaking. Potential structural damage and the exposure of people to the risk of injury or death from structural failure would be minimized by compliance with CBC engineering design and construction measures. Foundations and other structural support features would be required to be designed to resist or absorb damaging forces from strong ground shaking and liquefaction. Additionally, actions under the CAP would be developed to comply with goals and policies established in the General Plan, such as Goal HS-2 to reduce potential harm to people and property from geologic and seismic hazards. Implementation of these General Plan goals and policies aimed at minimizing the impacts from a seismic event, in addition to compliance with applicable laws and regulations such as CBC requirements, would minimize the potential for loss, injury, or death related to strong ground shaking, seismic-related ground failure, and landslides caused by a seismic event within the General Plan area. Thus, overall, compliance with all aforementioned policies and requirements for both proposed and existing structures would minimize the potential for loss, injury, or death related to strong ground shaking, seismic-related ground failure, and landslides caused by a seismic event to a less than significant level; there would be no new or greater impacts than those identified in the General Plan EIR.

(c) Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to substantial soil erosion or the loss of topsoil?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Development facilitated by the 2040 General Plan would involve construction activities such as stockpiling, grading, excavation, paving, and other earth-disturbing activities. Loose and disturbed soils are more prone to erosion and loss of topsoil by wind and water. Construction activities that disturb one or more acres of land surface are subject to the National Pollution Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2012-0006-DWQ)¹⁷ adopted by the State Water Resources Control Board (SWRCB). Compliance with the permit requires each qualifying development project to file a Notice of Intent with the SWRCB. Permit conditions require preparation of a SWPPP, which must describe the site, the facility, erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of construction sediment, and erosion control measures, maintenance responsibilities, and non-stormwater management controls. Development within the City must also comply with the Construction General Permit, which requires measures to reduce and eliminate stormwater pollutants, installation of appropriate BMPs to control stormwater runoff from construction sites, and that grading and drainage permits be obtained prior to construction. Adherence to these regulations, as well as local regulations, such as PHMC Chapter 15.10 and PHMC BMPs, would ensure that impacts related to soil erosion and loss of topsoil would be less than significant.

¹⁷ At the time that the General Plan EIR was prepared, the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2012-0006-DWQ) was the active General Permit. For clarity, future development under the General Plan would be compliant with the most current SWRCB General Permit. At the time of this analysis, the current NPDES General Permit adopted by the SWRCB is Order No. 2022-0057-DWQ.

Operation

Impacts related to soil erosion or loss of topsoil are limited to construction impacts. No respective operational impacts would occur.

Proposed Project

Although ground disturbance would be minimal, implementation of the CAP would be required to comply with the requirements outlined in the NPDES Program, where applicable. In compliance with the NPDES program, construction activities that disturb one or more acres of land surface are subject to the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2022-0057-DWQ) adopted by the SWRCB and implement a Stormwater Pollution Prevention Plan (SWPPP) and associated Best Management Practices (BMPs) in compliance with the Construction General Permit during grading and construction. Construction general permits are issued by the City of Pleasant Hill Building Division. Typical BMPs include erosion prevention mats or geofabrics, silt fencing, sandbags, plastic sheeting, temporary drainage devices, and positive surface drainage to allow surface runoff to flow away from site improvements or areas susceptible to erosion. Adherence to the BMPs in the SWPPP would reduce, prevent, or minimize soil erosion from grading and construction activities. The Building Division is responsible for the enforcement of City and State codes, including SWPPP and BMP requirements. Additionally, the PHMC requirements for erosion prevention and sediment control would apply to construction facilitated by the CAP. These include erosion prevention and sediment control in accordance with Chapter 15.10 of the PHMC, conformance of plans to erosion prevention and sediment control BMPs, grading restrictions during the winter rain period, potential need for water sprinkling equipment on site during grading, and regulations of cut and fill slopes.

Construction activities associated with the implementation of actions proposed in the CAP would primarily occur on already disturbed, developed areas such as roadways and parking lots. As such, actions proposed in the CAP may involve minor ground-disturbing activities that could cause soil erosion and loss of topsoil. However, adherence to the regulations detailed above would ensure projects under the CAP would not result in substantial soil erosion and loss of topsoil, consistent with the findings of the General Plan EIR. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following: (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?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Construction of development facilitated by the 2040 General Plan would comply with the CBC and applicable Federal, State, and local regulations that would ensure construction activities (e.g., excavation of subterranean space) would not cause direct or indirect impacts to nearby properties in areas where expansive soils could potentially exist. No respective construction impacts would occur.

Operation

Development facilitated by the 2040 General Plan on expansive soils, as defined by Table 1-B of the Uniform Building Code (1994), within the eastern portion of Pleasant Hill could be subject to damage or could become unstable when the underlying soil shrinks or swells. The adverse effects of expansive soils can be avoided through proper subsoil preparation, drainage, and foundation design. Compliance with the requirements of the CBC, as well as relevant General Plan policies, would reduce risks related to expansive soils. Therefore, the 2040 General Plan operational impacts related to expansive soils would be less than significant.

Proposed Project

Expansive soils are characterized by their ability to undergo significant volume changes (shrink or swell) due to variations in moisture content. Changes in soil moisture content can result from precipitation, landscape irrigation, utility leakage, roof drainage, perched groundwater, drought, or other factors, and may result in unacceptable settlement or heave of structures or concrete slabs supported on grade. Depending on the extent and location below finish subgrade, expansive soils can have a detrimental effect on structures. According to the General Plan EIR, the eastern portion of the City contains expansive soils; expansive soils are identified through expansion tests of samples of soil or rock, or by means of the

interpretation of Atterberg limit tests, a standard soil testing procedure. The CBC includes requirements to address soil-related hazards, including testing to identify expansive soils and design specifications where structures are to be constructed on expansive soils. Typical measures to treat expansive soil conditions involve removal, proper fill selection, and compaction. In cases where soil remediation is not feasible, the CBC requires structural enforcement of foundations to resist the forces of expansive soils. While implementation of actions proposed in the CAP could involve some ground disturbance, the depth to which any excavation would occur would be insignificant and would be highly unlikely to directly or indirectly cause substantial adverse effects from development located on expansive soils. Compliance with the requirements of the CBC, as well as relevant General Plan goals and policies, such as Goal HS-2, would reduce risks related to expansive soils. Consistent with the findings of the General Plan EIR, impacts related to expansive soils would be less than significant. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Development facilitated by the 2040 General Plan would occur on urbanized sites that are served by existing sanitation infrastructure. New development would not include septic systems. There would be no impact.

Proposed Project

The City is served by existing sewer infrastructure. The CAP does not propose any actions that would directly impact or be impacted by new physical development involving the installation or use of septic tanks. Therefore, the CAP would result in no impacts to soils supporting septic tanks or alternative wastewater systems, consistent with the findings of the General Plan EIR. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(f) Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Ground-disturbing construction activities that impact previously geologic units with high paleontological sensitivity may result in significant impacts to paleontological resources. Ground-disturbing activities associated with construction facilitated by the 2040 General Plan, particularly in areas that have not previously been developed with urban uses, have the potential to damage or destroy paleontological resources that may be present on or below the ground surface in areas of high paleontological sensitivity. Consequently, damage to or destruction of fossils could occur due to development under the proposed 2040 General Plan. However, implementation of **Mitigation Measure GEO-1** would reduce the 2040 General Plan construction impacts related to the destruction of paleontological resources or unique geological features to less than significant with mitigation.

Operation

Impacts with the potential to cause substantial adverse change in the significance of a unique paleontological resource or unique geologic feature are limited solely to construction. No respective operational paleontological resources impacts would occur.

Proposed Project

Implementation of actions proposed in the CAP could involve minor ground-disturbing activities, including grading and excavation. For example, minor grading, excavation, and other ground disturbance could occur during the construction of upgraded pedestrian and bicycle infrastructure, the installation of EV charging infrastructure, and tree planting/landscaping. Construction activities associated with the implementation of actions proposed in the CAP would primarily occur on already disturbed, developed areas such as roadways and parking lots. However, potentially significant impacts to paleontological

resources can only be determined once a specific project has been proposed because the effects are highly dependent on both the individual project site conditions (e.g., presence of previously disturbed sediments or artificial fill) and the characteristics of the proposed ground disturbance (e.g., depth, total volume, type of construction). Although the discovery of paleontological resources is unlikely, these ground-disturbing activities have the potential to encounter previously undiscovered, unique paleontological resources. Adherence to the General Plan EIR **Mitigation Measure GEO-1** is required to ensure development does not destroy a unique paleontological resource. Consistent with the analysis and conclusions of the General Plan EIR, **Mitigation Measure GEO-1** would continue to reduce impacts related to the destruction of unique paleontological resources or unique geologic features below the level of significance; there would be no new or greater impacts than those identified in the General Plan EIR.

H. GREENHOUSE GAS EMISSIONS

Greenhouse gas emissions associated with the CAP were evaluated based on a review of the General Plan EIR.

The potential for the proposed Project to result in new or substantially more adverse significant impacts related to greenhouse gas emissions was evaluated in relation to two questions recommended for consideration by the *State CEQA Guidelines*.

Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(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?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

The General Plan EIR determined that since the City did not have a CAP, implementation of the 2040 General Plan would not be able to meet the 2030 and 2045 GHG reduction goals established by SB 32 and AB 1279, respectively. **Mitigation Measures GHG-1** and **GHG-2** would result in the adoption of CEQA GHG thresholds and a CAP; however, development facilitated by the 2040 General Plan would not meet the 2030 and 2045 goals until the CAP is adopted. This impact was deemed significant and unavoidable.

Proposed Project

The CAP includes GHG emission reduction strategies for the City. The CAP contains a series of actions to support Statewide reduction of GHG emissions by reaching 100 percent zero-carbon electricity by 2045, and achieving net-zero GHG emissions no later than 2045, consistent with Executive Order B-55 and Senate Bill 100, respectively. The goals and strategies in the CAP center around 5 focus areas: Energy, Transportation, Resource Conservation, Adaptive Management, and Green Community.

Implementation of the CAP would result in the temporary generation of GHG emissions during construction activities associated with its actions. However, these actions would not require a large labor force, nor would they require extensive use of construction equipment. While worker trips generated as a result of implementing actions proposed in the CAP would result in the short-term consumption of diesel fuel and gasoline, it is reasonably foreseeable that this workforce would be local to the region/serving the City, and would not require extended commutes to reach CAP action sites. Construction equipment may also be utilized for the implementation of actions proposed in the CAP, but it is likely that this equipment would be used intermittently and for short periods of time when in use. Implementation of the actions may require operational maintenance activities; however, these activities and trips would be infrequent and minimal. Thus, operational fuel consumption and GHG emissions would be negligible when compared to the CAP's long-term GHG emission reductions. As a result, implementation of the CAP would not generate GHG emissions either directly or indirectly, which would have a significant impact on the environment. Rather, implementation of the CAP would help the City achieve its GHG emission reduction targets and prepare the City for the effects of climate change. Additionally, the adoption of the CAP is the realization of Implementation Programs Q, R, and S from the 2040 General Plan's Environment Element to adopt a Climate Action Plan with measurable targets, guided by SB 32, to reduce GHG emissions 40 percent below 2025 levels and to achieve carbon neutrality by 2045. The Project would adopt and implement a CAP that meets the requirements for a qualified GHG Reduction Plan as set forth in Section 15183.5(b) of the *State CEQA Guidelines* and is therefore consistent with BAAD operational GHG threshold B established in the BAAD CEQA Guidelines. Implementation of the Project would introduce a CAP to the City that would serve as a guiding document toward GHG reductions in municipal operations and throughout the community. As a result, implementation of the CAP would not conflict with any applicable GHG reduction plan and would guide the City in reducing community-wide GHG emissions. These efforts would not conflict with an existing plan, policy, or regulation adopted for the purpose of reducing GHGs. Rather, the CAP would be consistent with and support Statewide plans, policies, and regulations pertaining to the reduction of GHG emissions. Adoption of the CAP would ensure that projects facilitated by the 2040 General Plan would meet statewide GHG reduction goals. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

I. HAZARDS AND HAZARDOUS MATERIALS

The potential for the proposed Project to result in new or substantially more adverse significant impacts related to hazards and hazardous materials was evaluated in relation to seven questions recommended for consideration by the *State CEQA Guidelines*.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		
(b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Construction associated with the 2040 General Plan would primarily consist of infill and development construction throughout Pleasant Hill. Infill and development construction can involve demolition of existing structures. Demolition could result in the emission of lead and asbestos if building materials contain these substances. However, lead-based materials and asbestos exposure are regulated by the California Division of Occupational Safety and Health (CalOSHA). CCR Section 1532.1 requires testing, monitoring, containment, and disposal of lead-based materials such that exposure levels do not exceed CalOSHA standards. Similarly, CCR Section 1529 sets requirements for asbestos exposure assessments and monitoring, methods of complying with exposure requirements, safety wear, communication of hazards, and medical examination of workers.

Friable asbestos-containing materials (ACMs) are regulated as a hazardous air pollutant under the Clean Air Act. As a construction worker safety hazard, they are also regulated under the authority of CalOSHA and by the BAAD (formerly BAAQMD). In structures that would be demolished, any ACMs would be abated in accordance with State and Federal regulations prior to the start of demolition or renovation

activities and in compliance with all applicable existing rules and regulations, including the Bay Area Air District.

Fluorescent lighting ballasts manufactured prior to 1978, and electrical transformers, capacitors, and generators manufactured prior to 1977, may contain polychlorinated biphenyl (PCBs). In accordance with the Toxic Substances Control Act and other Federal and State regulations, individual projects would be required to properly handle and dispose of electrical equipment and lighting ballasts that contain PCBs during demolition of older buildings.

The use of construction machinery would involve the transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. These types of hazardous materials are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by County, State, and Federal regulations and compliance with applicable standards.

Compliance with existing applicable regulations and policies would minimize risks from routine use, transport, handling, storage, disposal, and release of hazardous materials during construction. Oversight by the appropriate Federal, State, and local agencies and compliance by new development with applicable regulations related to the handling and storage of hazardous materials would minimize the risk of the public's potential exposure to these substances. Four out of the ten schools located within the General Plan Area are located near an identified hazardous materials transportation route. Transport of hazardous materials along the I-680 and Contra Costa Boulevard routes would be subject to Federal, State, and local regulations that would reduce potential impacts of hazardous materials releases proximate to schools. Therefore, 2040 General Plan construction impacts related to a hazard to the public or the environment through routine transport, use, or disposal of hazardous materials or reasonably foreseeable upset and/or accidental release of hazardous materials, including within 0.25 miles of a school, would be less than significant.

Operation

Development facilitated by the 2040 General Plan would result in the addition of residential units and commercial, office, school, semi-public, and industrial development throughout Pleasant Hill. Commercial, office, and semi-public development would be subject to compliance with CCR, CalOSHA, and other agencies to ensure hazardous materials risks to the public are minimized during operational use and transport as well.

Compliance with existing applicable regulations and policies would minimize risks from routine use, transport, handling, storage, disposal, and release of hazardous materials. Oversight by the appropriate Federal, State, and local agencies and compliance by new development with applicable regulations related

to the handling and storage of hazardous materials would minimize the risk of the public's potential exposure to these substances. While I-680 and Contra Costa Boulevard are located near four schools, transport of hazardous materials along these routes would be subject to Federal, State, and local regulations that would reduce potential impacts of releases proximate to schools. Therefore, 2040 General Plan operational impacts related to a hazard to the public or the environment through routine transport, use or disposal of hazardous materials or reasonably foreseeable upset and/or accidental release of hazardous materials, including within 0.25 miles of a school, would be less than significant.

Proposed Project

Exposure of the public or the environment to hazardous materials typically occurs due to the improper mishandling or use of hazardous materials or hazardous wastes. Particularly, this could occur due to untrained personnel, a transportation accident, environmentally inappropriate methods of disposal, fire, explosion, or other emergencies. The severity of potential effects varies with the activity conducted, the concentration and type of hazardous material or wastes present, and the proximity of sensitive receptors.

Limited amounts of some hazardous materials could be used in the short-term construction activities under the CAP and could expose construction workers and the general public to hazardous materials, including standard construction materials (e.g., paints and solvents), vehicle fuel, and other hazardous materials. None of the actions proposed in the CAP would encourage the new or increased use of, or concentration of, hazardous materials, more than these chemicals or materials might currently be used or concentrated. These actions would be required to comply with multiple State, regional, and local regulatory programs and requirements involving the handling, transport, and disposal of any hazardous materials that may be used. Additionally, some actions may require consultation with the Department of Toxic Substances Control, California Highway Patrol, Contra Costa County Fire Department, and Contra Costa County Department of Public Health to ensure compliance with the applicable state and regional regulatory programs. With compliance with applicable standards and regulations and adherence to the manufacturer's instructions related to the transport, use, or disposal of hazardous materials, the CAP would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, including within 0.25 miles of a school. Therefore, consistent with the findings of the General Plan EIR, compliance with local, regional, State, and Federal regulations related to hazardous materials would ensure that impacts would be less than significant; there would be no new or greater impacts than those identified in the General Plan EIR.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following: (d) Would the proposed plan be located on a site that is included on a list of hazardous material 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		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Given that potential construction sites are required by the Department of Toxic Substances Control (DTSC) and the RWQCB to be remediated and/or capped in a manner deemed appropriate by the responsible agency prior to construction activities occurring, construction impacts would be reduced through federal, State, and local regulations. Therefore, the 2040 General Plan would not create a hazard to the public or environment during construction, and impacts related to locating buildings within the General Plan area on a hazardous materials site per Government Code Section 65962.5 would be less than significant.

Operation

Existing sites that use or have previously used hazardous materials or that may contain contaminants in soils or groundwater in Pleasant Hill include large- and small-quantity generators of hazardous waste, such as gas stations, dry cleaners, and industrial uses. Specifically, there are 10 sites containing or potentially containing hazardous materials contamination located in Pleasant Hill. Potential development facilitated by the 2040 General Plan on identified hazard sites would be preceded by investigation, remediation, and cleanup under the supervision of the RWQCB, the Contra Costa Health Services, or DTSC, before any development activities could begin, as currently required by federal, State, and local regulations.

It is also possible that underground storage tanks (USTs) in use prior to permitting and record-keeping requirements may be present in the General Plan area. Potential risks, if any, posed by USTs would be minimized by managing the tank according to existing standards contained in Division 20, Chapters 6.7 and 6.75 (UST Program) of the California Health and Safety Code, as enforced and monitored by the Environmental Programs Division. Compliance with existing State and local regulations would result in

the 2040 General Plan not increasing the likelihood for development of identified hazard sites compiled pursuant to Government Code Section 65962.5. Therefore, the 2040 General Plan would not create a hazard to the public or environment during operation, and impacts related to locating buildings within the General Plan area on a hazardous materials site per Government Code Section 65962.5 would be less than significant.

Proposed Project

While there is potential for a proposed action to be located on a site included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5, any such action would be required to follow all applicable state and local regulations related to activities conducted on hazardous materials sites. Furthermore, none of the actions proposed in the CAP would encourage the new or increased use of, or concentration of, hazardous materials, more than these chemicals or materials might currently be used or concentrated. Consistent with the findings of the General Plan EIR, impacts would be less than significant, no mitigation would be required, and there would be no new or greater impacts than those identified in the General Plan EIR.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following: (e) Be 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?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Construction equipment would be required to comply with all Contra Costa Airport Land Use Compatibility Plan (ALUCP) height limits and other safety requirements. Impacts related to safety hazards and excessive noise for people residing or working in the plan areas are limited to operational impacts. No respective construction impacts would occur.

Operation

Development facilitated by the 2040 General Plan would not result in significantly increased airport and airstrip activity. Compliance with state and federal regulations, Contra Costa ALUCP, and proposed 2040 General Plan policies would minimize safety hazards and disturbance to people residing or working within proximity of the Buchanan Field Airport, located at 181 John Glenn Drive. Impacts would be less than significant.

Proposed Project

As discussed in the General Plan EIR, the only airport located within the City's boundaries is the Buchanan Field Airport. Consistent with the findings of the General Plan EIR, implementation of actions proposed in the CAP would be required to comply with Federal and State regulations, regulations the Contra Costa ALUCP, and General Plan goals and policies pertaining to airport operations to ensure that the implementation of actions proposed in the CAP would not result in a safety hazard for people working or residing in a future project area under the CAP. Thus, the proposed Project would have less than significant impacts related to airport land use. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following: (f) Impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Potential construction related to implementation of the 2040 General Plan is expected to entail construction equipment and vehicles that would access and leave the plan area, which in turn could potentially temporarily impede evacuation or emergency vehicle access. The 2040 General Plan would comply with the Contra Costa County Emergency Operation Plan (EOP) and Contra Costa County Local Hazard Mitigation Plan, ensuring efficient response to emergency incidents associated with emergencies affecting

Pleasant Hill. In addition, future projects that would undergo project-level CEQA review would prepare a construction management plan to ensure adequate transportation circulation and access throughout the construction period. Therefore, construction impacts related to emergency response and evacuation would be less than significant.

Operation

Contra Costa County implements the Contra Costa County EOP, which addresses the response to emergency incidents associated with emergencies affecting Contra Costa County, including Pleasant Hill. Development facilitated by the 2040 General Plan would provide two vehicle access points and adequate fire truck and apparatus turning radii and clearance for purposes of adequate emergency access and response within Pleasant Hill. As such, implementation of emergency response and evacuation procedures would not be affected as a result of development facilitated by the 2040 General Plan.

The 2040 General Plan does not propose physical changes such as realigned or closed-off roadways or changes in general transportation circulation and access that would interfere with or impair emergency response or evacuation within or through the plan areas. As such, the 2040 General Plan would also not result in changes to emergency evacuation routes such that the use of an evacuation route, including I-680 and SR-24, would be hindered. Development facilitated by the 2040 General Plan would accommodate future population growth and would increase vehicle miles traveled in the City. This could lead to increased roadway congestion during emergency evacuations. Development facilitated by the 2040 General Plan would also comply with road standards and would be reviewed by the Contra Costa County Fire Protection District to ensure development would not interfere with evacuation routes and would not impede the effectiveness of evacuation plans.

Although the 2040 General Plan includes policies and programs that would address emergency response and emergency evacuation, guidance resulting from compliance with AB 747 and SB 99 is not currently available. As such, the 2040 General Plan operational impacts related to impairment of an adopted emergency response plan or emergency evacuation plan would be significant and unavoidable, and no feasible mitigation would reduce this impact.

Proposed Project

The proposed Project would not impede existing emergency and evacuation plans. Projects under the CAP would be required to comply with the Contra Costa County EOP and Contra Costa County Local Hazard Mitigation Plan. No actions proposed in the CAP would result in changes to identified emergency evacuation routes (such as I-680 and SR-24) or hinder their accessibility. Development facilitated by the CAP would also comply with road standards and are reviewed by the Contra Costa County Fire Protection

District to ensure development would not interfere with evacuation routes and would not impede the effectiveness of evacuation plans. Additionally, the CAP includes strategies and actions that would enhance public safety and promote healthy and equitable outcomes; for example, the CAP supports these emergency response plans through strategies aimed at disaster preparedness such as **Strategy AM 1.1**, which would identify, fund, and prepare existing and new public facilities to serve as resilience hubs (i.e. locations which are able to generate power in the event of a power outage, distribute emergency supplies, and coordinate communication. Construction and operational activities associated with future CAP actions would be subject to the City's policies and regulations related to the emergency response. Thus, the proposed Project would not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and there would be no new or greater impacts than those identified in the General Plan EIR.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following: (g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Impacts related to wildfire hazard risks affecting people, structures, or emergency response and evacuation plans are limited to operational impacts. No construction impacts would occur.

Operation

Pleasant Hill is not located in or near a Very High Fire Hazard Severity Zone in or near a State Responsibility Area (VHFHSZ); the nearest VHFHSZ in a State Responsibility Area is located approximately four miles west of the General Plan area. Development facilitated by the 2040 General Plan would be subject to the California Fire Code. Fire sprinklers would also be required in residential developments pursuant to the Contra Costa County Code and Chapter 14.05 of the Pleasant Hill Municipal Code. Construction would also be required to meet CBC requirements, including CCR Title 24, Part 2,

which includes specific requirements related to exterior wildfire exposure. In addition, compliance with 2040 General Plan Hazards and Safety Element policies would also help reduce potential wildfire risk to people and structures and wildfire exacerbation. Further, impacts related to wildfire that would result from specific project development characteristics would be considered when the City reviews those specific development proposals. Despite this, the General Plan area's steep terrain is surrounded by or contains vegetation that could be prone to wildfires. Existing codes and regulations cannot guarantee that wildfires would not occur or damage structures and harm occupants. This represents a significant wildfire exposure and exacerbation risk impact. With implementation of **Mitigation Measures HAZ-1, HAZ-2, and HAZ-3**, the risk of loss of structures and the risk of injury or death due to wildfires would be reduced. These measures would make structures more fire-resistant and less vulnerable to loss in the event of a wildfire, as well as reduce the potential for construction to inadvertently ignite a wildfire. Even with mitigation, it is not possible to prevent a significant risk of wildfires or fully protect people and structures from the risks of wildfires. Therefore, the 2040 General Plan operational impact related to wildfire exposure and exacerbation risk would be significant and unavoidable.

Proposed Project

While Pleasant Hill is not located within or near a VHFHSZ or a State Responsibility Area, portions of Pleasant Hill are located in or near a High Fire Hazard Severity Zone, a Local Responsibility Area, and areas of vegetated open space. The CAP establishes goals, strategies, and actions to reduce GHG emissions and transition the City into a more climate-resilient community, and would not directly result in the approval of any physical improvements or future development that would expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Actions proposed under the CAP would comply with General Plan goals, policies, and mitigation measures aimed at reducing potential wildfire risk to people and structures. Although it is unlikely that actions proposed under the CAP would occur in areas at risk of wildland fires, development facilitated by the CAP would be subject to California Fire Code and any future projects under the CAP would be subject to City review to ensure that a project located in an area at risk of wildland fires would not exacerbate a risk of loss, injury or death involving wildland fires and that the project would not substantially impair an emergency response plan or emergency evacuation plan. There would be no new or greater impacts than those identified in the General Plan EIR.

J. HYDROLOGY AND WATER QUALITY

Hydrology and water quality impacts of the proposed Project were evaluated in relation to the General Plan EIR. The potential for the proposed Project to result in new or substantially more adverse significant impacts related to hydrology and water quality was evaluated in relation to 8 questions recommended for consideration by the *State CEQA Guidelines*.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following: (a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Construction activities would involve ground-disturbing activities, which include the use of heavy equipment and machinery that could increase the potential for water quality degradation to occur as a result of soil erosion or sedimentation, or an accidental spill or release of hazardous materials such as oils, fuels, paints, and solvents. Earth-moving activities during construction could include excavation and trenching, soil compaction and moving, cut and fill activities, and grading. Individual construction activities that disturb one or more acres of land surface would be subject to the National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP) adopted by the SWRCB and implemented in the General Plan area by the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB). Development facilitated by the 2040 General Plan would be subject to the requirements of the City of Pleasant Hill-specific components of the Contra Costa Clean Water Program (CCCWP), including Stormwater Pollution Prevention Plan (SWPPP) implementation for development facilitated by the 2040 General Plan, which would reduce the potential for the 2040 General Plan to cause water quality standards to be exceeded.

Operation

Potential impacts related to the violation of water quality standards or waste discharge requirements, or the potential for activities to “otherwise substantially degrade water quality,” would largely be limited to construction activities. Operation and maintenance activities would not involve the ground-disturbing activities or use of heavy construction equipment and machinery that introduce potential for an accidental spill or release of hazardous materials to occur, or erosion and sedimentation associated with disturbed soils. Operation of development facilitated by the 2040 General Plan would occur in compliance with goals and policies for the protection of surface water and groundwater quality, such as Low Impact Development (LID) features on new developments. The implementation of LID features as part of both new development and retrofitting existing development, as applicable under the 2040 General Plan, could result in increased stormwater infiltration compared to existing conditions and thus enhance water quality by minimizing the conveyance of contaminants in stormwater. With implementation of 2040 General Plan policies and regionally consistent BMPs for water quality and NPDES compliance, operation would be consistent with water quality standards and waste discharge requirements. Therefore, 2040 General Plan operational impacts related to surface water quality and groundwater quality would be less than significant.

Proposed Project

The City of Pleasant Hill is subject to SFBRWQCB water quality regulations. The SFBRWQCB is authorized to implement a municipal stormwater permitting program as part of the NPDES authority granted under the federal Clean Water Act (CWA). Under the NPDES program, development projects that disturb more than one acre of land must apply for a CGP prior to the initiation of construction activities. The CGP would require prospective applicants to prepare and implement a SWPPP that would minimize the incidence of construction-related pollutants entering the stormwater system. Among the items required in a SWPPP are pollution prevention Best Management Practices (BMP) that must be implemented in development projects.

Future CAP actions would be required to comply with all applicable SFBRWQCB requirements to ensure implementation of the CAP would not violate water quality standards or waste discharge requirements or degrade surface or ground water quality. Therefore, impacts would be less than significant. The proposed Project would not pose any new or greater impacts than those identified in the certified General Plan EIR.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following: (b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

During construction of individual projects facilitated by the 2040 General Plan, ground-disturbing activities would temporarily alter site-specific drainage patterns; BMPs would be implemented through the SWPPP required for compliance with the Clean Water Act and the CCCWP. Construction-related impacts would be site-specific and temporary in nature, limited to the construction period for the respective development, and would not affect long-term groundwater recharge rates and patterns. Therefore, construction-related impacts related to groundwater supply and recharge would be less than significant.

Operation

Development facilitated by the 2040 General Plan would connect to the existing Pleasant Hill water supply system and would not install groundwater supply wells or conduct on-site groundwater pumping to meet water demands. Therefore, development facilitated by the 2040 General Plan would not affect groundwater through direct pumping, and potential operational groundwater impacts would be limited to indirect means, such as through alteration of infiltration and recharge.

The General Plan EIR determined that once the Approved Project has been constructed, urban runoff could include the above-mentioned contaminants. Trace metals from road surface runoff and landscape maintenance debris may be mobilized in storm runoff and in dry-season in “nuisance flows” from landscape irrigation. Liquid product spills occurring at the Project Site could also enter the storm drain. Dry product spills could enter the storm drain via runoff in wet weather conditions or dry-season “nuisance flows. Goals and policies of the 2040 General Plan encourage the use of LID features and explicitly aim to increase areas of permeable surfaces, which would facilitate increased stormwater retention and infiltration to the subsurface. While development facilitated by the 2040 General Plan could increase impervious

surfaces throughout the General Plan area, LID features associated with development would minimize the potential to increase impervious surfaces and adversely affect infiltration and runoff; such features may include bioretention systems, swales, green roofs, infiltration systems, and permeable pavers. This would, in turn, facilitate infiltration of surface water to the subsurface and help filter contaminants out of surface runoff as it infiltrates soil to the underlying groundwater resources. Therefore, operational impacts related to groundwater supply and recharge would be less than significant.

Proposed Project

The City is located within the Ygnacio Valley Groundwater Basin (YVGB). Walnut Creek and Grayson Creek flow through the Basin before draining into Pacheco Creek, then to the Suisun Bay; the Contra Costa Canal and Mokelumne Aqueduct also pass through the Basin. The Basin occupies a structural depression between the Berkeley Hills and the Mt. Diablo Range. The Sustainable Groundwater Management Act (SGMA) requires High and Medium Priority groundwater basins are managed in accordance with a Groundwater Sustainability Plan (GSP) or GSP Alternative under the direction of a designated Groundwater Sustainability Agency (GSA); SGMA does not yet require Low or Very Low Priority basins to be managed under a GSP, because they are not affected by overdraft. The YVGB is designated by the Department of Water Resources as Very Low Priority. As such, a GSP is not necessary for YVGB.

Presently, the majority of the land in Pleasant Hill is urbanized and developed with impervious surfaces. However, implementation of the CAP would include landscaping improvements (i.e., trees and plantings) that could provide new pervious surfaces, which would be beneficial for groundwater recharge. Further, the CAP provides multiple strategies that support the conservation of water, such as those contained under **Goal WS 3**, which enforces water efficiency standards in new construction and remodeling at the time of permitting. As a result, the CAP would not substantially decrease groundwater supplies or interfere with groundwater recharge in a manner that may impede sustainable groundwater management of the basin. As such, no impact would occur. There would be no new or greater impacts than those identified in the General Plan EIR.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:		
i.	Result in substantial erosion or siltation on- or off-site;	
ii.	Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	
iii.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	
iv.	Impede or redirect flood flows?	
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Development facilitated by the 2040 General Plan would not alter the course of any stream or river. Additionally, the 2040 General Plan contains policies to reclaim degraded streams, maintain creek protection zones, and avoid any new channelization of creeks and waterways in the City, which would collectively reduce or avoid adverse construction-related impacts associated with drainage pattern alterations by protecting and improving existing drainage patterns. Potential for erosion can occur during construction; however, regulatory requirements include BMPs to minimize or avoid the potential for erosion to occur during construction activities. Development facilitated by the 2040 General Plan would not result in substantial drainage pattern alterations, and would not result in substantial erosion on- or off-site. Therefore, construction impacts related to flooding or alteration of flood flows would be less than significant.

Operation

While future development could result in site-specific drainage pattern alterations, due to the use of LID features and stormwater management in accordance with policies established in the 2040 General Plan, implementation of the General Plan would not result in increased runoff, and potential impacts would be less than significant.

The 2040 General Plan would not create or contribute substantial new sources of polluted runoff. Although the 2040 General Plan would not alter drainage patterns such that exceedance of storm drain system capacity occurs, future development would connect to the existing storm drain system, with appropriate maintenance, as supported through the 2040 General Plan and the policies presented above, potential impacts would be less than significant.

Two classified flood zones are present within Pleasant Hill: a 100-year floodplain and a 500-year floodplain. Development facilitated by the 2040 General Plan would be concentrated as infill within previously developed areas and would not impede or redirect existing flood flows. The General Plan area is appropriately served by flood control facilities and programs, and development facilitated by the 2040 General Plan would not result in drainage pattern alterations that impede or redirect flood flows.

Proposed Project

Actions following the adoption of the CAP would likely take place on existing developed sites, with the amount of pervious surfaces unlikely to substantively change. However, implementation of the CAP would include landscaping improvements (i.e., trees and plantings) that could provide some new pervious surfaces throughout the City. Development facilitated by the CAP would not alter the course of a stream or river or substantially alter existing drainage patterns, including through new impervious surfaces, and adherence to regulatory requirements established to protect and improve drainage patterns would ensure that impacts from runoff, erosion, and flooding are minimized. Consistent with the findings of the General Plan EIR, impacts would be less than significant. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following: (d) For a project located in a flood hazard, tsunami, or seiche zones, would the Proposed Project risk release of pollutants due to inundation?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Potential construction-related impacts would be less than significant through regulatory compliance and through implementation of policies to protect and enhance water quality. The presence of construction activities within a Federal Emergency Management Agency (FEMA)-designated Flood Hazard Area would not alter the potential for water quality impacts to occur, including as related to the potential risk of release of pollutants. No construction impacts to water quality resulting from a Flood Hazard Area would occur.

Operation

The General Plan area is not located within the inundation area of any dams or within a tsunami hazard area, and no enclosed surface water bodies are present that could result in inundation due to seiche. Therefore, the 2040 General Plan would not introduce a risk of pollutant release due to inundation from dam failure, tsunami, or seiche. However, the General Plan area contains both 100-year and 500-year floodplains. Goals and policies in the General Plan ensure that development within the General Plan area is appropriately served by flood control facilities and programs, which minimizes the potential for inundation from flooding to occur, and thereby reduces the potential for risk of pollutant release to occur. Development facilitated by the 2040 General Plan would not introduce new potential sources of polluted runoff, new hazardous materials, or the potential for pollutant releases to occur in the General Plan area. Therefore, while portions of the General Plan area are within flood hazard areas, the proposed General Plan would not alter existing potential for inundation or pollutant release, and the 2040 General Plan operational impacts related to water quality resulting from a Flood Hazard Area would be less than significant.

Proposed Project

As stated in the General Plan EIR, the City is not located within the inundation area of any dams or within a tsunami hazard area, and no enclosed surface water bodies are present that could result in inundation due to seiche. As previously discussed, two classified flood zones are present within Pleasant Hill: a 100-year floodplain and a 500-year floodplain. Actions facilitated by the CAP would be concentrated as infill within previously developed areas and would not impede or redirect existing flood flows. Additionally, actions proposed in the CAP focus on enhancing public transportation and pedestrian/bicycle access, energy efficiency and renewable energy improvements, water conservation, waste reduction and recycling, and green infrastructure. Given the nature and scale of these actions, the implementation of the CAP would not result in a risk of release of pollutants due to inundation, despite the City's partial presence within a flood hazard zone. Consistent with the findings of the General Plan EIR, actions facilitated by the CAP

would not increase existing potential for inundation within flood hazard areas to occur and would not introduce substantial new pollutant sources that could potentially be released due to inundation; impacts would be less than significant. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following: (e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

The potential to result in impacts to groundwater management would be limited to operation, when groundwater supply and recharge could be affected by permanent land use changes. In addition, construction activities would be required to adhere to water quality control regulations, including BMPs, to be included in project-specific SWPPPs for any construction project disturbing more than one acre. Therefore, construction of the 2040 General Plan would not conflict with or obstruct implementation of a surface water quality or groundwater quality control plan or sustainable groundwater management plan, and impacts would be less than significant.

Operation

Development facilitated by the 2040 General Plan would be required to adhere to NPDES drainage control requirements as well as municipal requirements to manage surface water quality during operations. The General Plan area overlies the YVGB, which is designated by the Department of Water Resources (DWR) as Very Low Priority and, thus, not required to be managed under a GSP for the Sustainable Groundwater Management Act (SGMA). Water supply for development facilitated by the 2040 General Plan would be purchased from the Contra Costa Water Department (CCWD), East Bay Municipal Utility District (EBMUD), and Martinez Water District and would not affect groundwater resources. Therefore, operation of the 2040 General Plan would not conflict with or obstruct implementation of a surface water or

groundwater quality control plan or sustainable groundwater management plan, and impacts would be less than significant.

Proposed Project

Implementation of actions proposed in the CAP would be required to meet NPDES drainage control requirements as well as municipal requirements to manage surface water quality. Additionally, the CAP contains multiple strategies associated with water conservation (i.e., **Strategies WS 3.1, WS 3.3, WS 3.4**) and actions that result in the addition of pervious surfaces through the planting of native, drought-resistant trees and vegetation (i.e., **Strategies AM 1.2, GC 1.1, GS 1.2, WS 3.2; Action WE 3.2.1**), which would improve water quality and support groundwater recharge. Consistent with the findings of the General Plan EIR, implementation of the CAP would not conflict with or obstruct the implementation of a surface water or groundwater quality control plan or sustainable groundwater management plan, and impacts would be less than significant. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

K. LAND USE AND PLANNING

Land use and planning impacts of the proposed Project were evaluated in light of the General Plan EIR. The potential for the proposed Project to result in new or substantially more adverse significant impacts related to land use and planning was evaluated in relation to two questions recommended for consideration by the *State CEQA Guidelines*.

(a) Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the potential to physically divide an established community?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Impacts related to the physical division of an established community are limited to operational impacts. To the extent that construction activities obstruct roads, it would be temporary and would not constitute a division of an established community. No respective construction impacts would occur related to the potential division of a community.

Operation

Most of the land within the General Plan area is currently developed, with more than 70 percent of Pleasant Hill's land occupied with residential uses. The potential growth associated with the 2040 General Plan is based on development assumptions/projections for residential and non-residential development for all land within the General Plan area through the year 2040. The 2040 General Plan includes policies and establishes land use designations that identify the type and intensity of uses permissible in the General Plan area. The intent of the land use designations is to adequately classify and distinguish the various land uses needed within the General Plan area. The 2040 General Plan also aims to direct growth within the Pleasant Hill Sphere of Influence to ensure orderly buildout in density and intensity while maintaining existing neighborhood characteristics and encouraging economic development that is compatible with existing uses to reinforce and create a cohesive community. The 2040 General Plan Land Use Element contains goals and policies that would maintain existing communities within Pleasant Hill and ensure that

established communities would not be divided by development facilitated by the 2040 General Plan. Overall, the 2040 General Plan would promote orderly development in Pleasant Hill by encouraging growth in designated development focus areas and at infill sites near transit and other amenities while promoting the enhancement of the Pleasant Hill multimodal circulation system, maximizing connections, and minimizing barriers to connectivity. Therefore, the 2040 General Plan would not physically divide Pleasant Hill, and development facilitated by the 2040 General Plan would result in a less than significant impact.

Proposed Project

Projects with the potential to divide a community include highways, railways, and large buildings or infrastructure projects that change the street grid. The CAP does not propose these features but would implement measures that expand pedestrian and bicycle infrastructure, such as **Strategy TR 2.3** and **TR 2.4**, which would encourage more pedestrian and bicycle trips, thus reducing vehicle congestion/dependence and improving community connectivity. The CAP would not have the potential to physically divide established communities, and no impact would occur; therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

(b) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to causing a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Impacts related to consistency with applicable land use plans and policies are limited to operational impacts. No respective construction impacts would occur from development facilitated by the 2040 General Plan.

Operation

The General Plan EIR analyzes the General Plan's consistency with the Pleasant Hill Downtown Specific Plan, the Association of Bay Area Governments/Metropolitan Transportation Commission (ABAG/MTC) Plan Bay Area 2050, as well as the Contra Costa County ALUCP. Implementation of the 2040 General Plan would be consistent with applicable, adopted land use plans, regulations, and policies. Therefore, the 2040 General Plan operational impacts related to land use plans and policies consistency would be less than significant.

Proposed Project

The CAP was prepared to be consistent with and support the General Plan and other relevant local planning documents. Implementation of the CAP would not facilitate growth or population growth beyond what was anticipated in the General Plan. As such, the CAP would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect; there would be no new or greater impacts than those identified in the General Plan EIR.

L. MINERAL RESOURCES

The potential for the proposed Project to result in new or substantially more adverse significant impacts to mineral resources than what was evaluated in relation to the General Plan EIR, and two questions recommended for consideration by the *State CEQA Guidelines*.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?		
(b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction and Operation

There are no significant mineral deposits or active mining operations within or in the vicinity of the General Plan area. In addition, implementation of the 2040 General Plan would not affect a locally important mineral resource recovery site delineated by an applicable land use plan. Therefore, the 2040 General Plan would not result in the loss of availability of a known mineral resource or a locally important mineral resource recovery site during construction or operational activities. No construction or operational mineral resources impacts would occur.

Proposed Project

Consistent with the findings of the General Plan EIR, there are no significant mineral deposits or active mining operations within or in the vicinity of the City. Implementation of actions proposed in the CAP would not affect a locally important mineral resource site delineated by an applicable land use plan. Therefore, the CAP would not result in the loss of availability of a known mineral resource or a locally important mineral resource recovery site during construction or operational activities. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

M. NOISE

The potential for the proposed Project to result in new or substantially more adverse significant impacts related to noise was evaluated in relation to the General Plan EIR and six questions recommended for consideration by the *State CEQA Guidelines*.

(a) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		
(b) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the generation of excessive groundborne vibration or groundborne noise levels?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Noise

Construction

Noise from individual construction projects facilitated by the 2040 General Plan would temporarily increase noise levels at nearby noise-sensitive receptors. Construction activities would generate noise from phases such as demolition, site preparation, grading, building construction, and paving activities. Neither the PHMC nor the 2040 General Plan contains quantitative limits for construction noise. In lieu of City-specific standards, the Federal Transit Authority (FTA) criteria for assessing construction noise impacts are used. For residential uses, the FTA daytime noise threshold is 80 dBA Leq (8 hour) for an 8-hour period. Project-level details are not available for future projects that would be facilitated by the 2040 General Plan, so it is not possible to determine exact noise levels, locations, or time periods for construction of such projects, or construction noise at adjacent properties. Therefore, construction noise levels associated with future projects may exceed the FTA's daytime construction noise limits, and impacts would be potentially significant. Implementation of **Mitigation Measure NOI-1** would reduce the 2040 General Plan construction noise impacts associated with future discretionary projects in Pleasant Hill. Implementation of **Mitigation Measure NOI-1** would not ensure that construction noise impacts would be reduced to below the significance threshold of 80 dBA Leq during the daytime at residential uses and other sensitive

receptors in all cases. Therefore, the 2040 General Plan construction noise impacts would be significant and unavoidable.

Operation

Stationary sources of noise may occur in all types of land uses. The 2040 General Plan contains goals, policies, and programs that would minimize potential adverse noise-related impacts from stationary sources. Noise impacts from operational use of residential-scale heating, ventilation, and air conditioning (HVAC) units, industrial equipment, and other stationary noise sources would be reduced by the proposed 2040 General Plan policies. Therefore, the 2040 General Plan stationary operational noise impact would be less than significant.

Implementation of the 2040 General Plan would allow additional buildout, which would generate new vehicle trips that could incrementally increase the exposure of land uses along roadways to operational roadway vehicle noise. Significant roadway vehicle noise increases are estimated along Taylor Boulevard west of Contra Costa Boulevard, Contra Costa Boulevard north of Beth Drive, Taylor Boulevard east of Alhambra Avenue, Taylor Boulevard west of Alhambra Avenue, Gregory Lane west of Cleaveland Road, and Contra Costa Boulevard north of Monument Boulevard. Along all other roadway study segments, roadway vehicle noise increases would be less than significant. Implementation of General Plan goals, policies, and implementation programs would reduce operational roadway vehicle trips and associated operational roadway vehicle noise to the extent feasible. However, the implementation of these would not guarantee that roadway vehicle noise would be below the thresholds of significance. As such, roadway vehicle noise impacts would be potentially significant. Although the General Plan proposes **Mitigation Measure NOI-1**, since there are no feasible measures that would reduce roadway vehicle noise to less than significant in all cases, this impact is considered significant and unavoidable despite the implementation of mitigation measures.

Vibration

Construction

Construction of individual projects facilitated by the proposed 2040 General Plan could intermittently generate groundborne vibration to nearby properties. Buildings and structures could experience the strongest vibration during the use of pile drivers and vibratory rollers. Vibration levels from typical equipment such as bulldozers and jackhammers would not exceed FTA thresholds for historic structures and residential buildings at a distance of 25 feet or greater. However, vibration levels from pile driving equipment and vibratory rollers may exceed FTA thresholds. Project-level details are not available for individual development projects that would be carried out under the 2040 General Plan; it is not possible

to determine which projects may use pile driving or vibratory rollers and their exact vibration levels, locations, or time periods for construction of such projects. Therefore, construction vibration levels may exceed FTA vibration levels for preventing architectural building damage, and impacts would be potentially significant. However, implementation of **Mitigation Measure NOI-2** would reduce the 2040 General Plan construction groundborne vibration and noise impacts in Pleasant Hill to a level of less than significant.

Operation

Residential, commercial, industrial, and retail land uses facilitated by the 2040 General Plan would not involve substantial vibration sources associated with operation, such as railroad and subway. Therefore, the 2040 General Plan operational groundborne vibration and noise impacts would be less than significant.

Proposed Project

According to the General Plan EIR, neither the PHMC nor the 2040 General Plan contains quantitative limits for construction noise. While no quantitative limit exists for construction noise, Section 9.15.040, *Special Noise Sources*, of the PHMC, outlines the times in which construction may take place: Monday through Friday from 7:30 AM to 7:00 PM, and on Saturdays and Sundays, 9:00 AM to 6:00 PM.¹⁸ In lieu of City-specific standards, the FTA criteria for assessing construction noise impacts are used. For residential uses, the FTA daytime noise threshold is 80 dBA Leq (8 hour) for an 8- hour period. Projects under the CAP would adhere to General Plan **Mitigation Measure NOI-1** and **NOI-2** to reduce construction noise and vibrational impacts associated with future projects under the CAP.

Implementation of new bicycle and pedestrian infrastructure, solar power and other energy-generating technologies, EV charging infrastructure, tree planting and native landscaping, and resiliency hubs proposed in the CAP could result in noise and vibrations generated during construction and from construction-related vehicle trips. However, construction activities for projects under the CAP would be short-term and would not involve particularly loud or construction equipment or activities, such as blasting or pile driving. Regarding construction-related vehicle trips, while traveling to project sites would result in increases in ambient noise levels, these trips would be traveling along multiple roads within the City, not exposing any individual sensitive receptor to substantial noise levels for a sustained period of time. Additionally, the minor and temporary increase in construction-related work trips would not result in a substantial increase in ambient noise levels along roadways because a doubling of traffic volume on a

¹⁸ PHMC, Section 9.15.040: Special Noise Sources. Available online at: <https://www.codepublishing.com/CA/PleasantHill/#!/PleasantHill09/PleasantHill0915.html#9.15>, accessed October 25, 2025.

roadway would have to occur in order for an increase in noise levels would be detectable to a person. Further, consistent with PHMC Section 9.15.040, all construction activities would be limited to daytime hours when ambient noise levels are higher; intermittent periods of exposure to substantial noise level increases would be less substantial than prolonged exposure to sustained substantial noise levels over longer construction periods.

Several of the CAP actions are designed to encourage a shift from single-occupancy passenger vehicles to walking and bicycling or from conventional fuels to electric vehicles, which would reduce vehicular travel and therefore noise associated with such vehicles. These actions would support the transition to cleaner, quieter, and more efficient modes of transportation throughout the City.¹⁹ Implementation of these actions would reduce roadway-related noise levels compared to existing levels, making the impacts less than significant. As a result, long-term implementation of the CAP actions would not result in exposure of persons to noise in excess of established standards or ground-borne noise or vibration, nor would it result in a temporary, periodic, or permanent increase in ambient noise levels above existing levels. Operationally, implementation of the actions described above would not introduce stationary or transportation-related sources of groundborne vibration or noise. Implementation of the CAP would not result in substantial temporary increases in noise levels that would adversely affect human health or well-being in the community and would not generate excessive groundborne vibration or groundborne noise levels with adherence to **Mitigation Measures NOI-1** and **NOI-2**. Therefore, no additional mitigation would be required, and there would be no new or greater impacts than those identified in the certified General Plan EIR.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(c) For a project located within-the vicinity of a private airstrip or-an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

19 Karsan, *Quiet Cities: The Role of Electric Buses in Reducing Noise Pollution*, October 9, 2024. Available online at: <https://www.karsan.com/en/blog/sustainability-blog/quiet-cities-the-role-of-electric-buses-in-reducing-noise-pollution>, accessed August 25, 2025.

General Plan EIR

Construction

Potential noise impacts related to location proximate to a private airstrip or public use airport are limited to operational impacts. No respective construction impacts related to effects of airport activity noise would occur.

Operation

Development facilitated by the 2040 General Plan is not expected to directly increase airport activities and airport noise from the Buchanan Field Airport. Existing requirements, such as Title 21 of the CCR and the Federal Aviation Administration Regulation Part 150 Airport Noise Compatibility Program for airports would reduce the noise impacts of airport activity on residents and workers. Further, individual projects as a result of development facilitated by the 2040 General Plan would be subject to all development standards if the project is located within Safety Zone 4 of the Buchanan Field Airport, and other policies contained within the Contra Costa County ALUCP are intended to reduce land use conflicts with airport operations. With the aforementioned requirements in place and implementation of the proposed 2040 General Plan policies, airport activity would not expose residents and workers to excessive noise. Therefore, the 2040 General Plan operational impact related to consistency with noise land use compatibility standards and effects of airport activity noise would be less than significant.

Proposed Project

As discussed in the General Plan EIR, the only airport located within the City's boundaries is the Buchanan Field Airport. Consistent with the findings of the General Plan EIR, implementation of actions proposed in the CAP would be required to comply with Federal and State regulations, regulations the Contra Costa ALUCP, and General Plan goals and policies pertaining to airport operations to ensure that the implementation of actions proposed in the CAP would not expose people residing or working in a project area to excessive noise levels from airport activity. Impacts would be less than significant. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

N. POPULATION AND HOUSING

Population and housing impacts of the proposed Project were evaluated with regard to the General Plan EIR. The potential for the proposed Project to result in new or substantially more adverse significant was evaluated in relation to two questions recommended for consideration by the *State CEQA Guidelines*.

(a) Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the induction of substantial unplanned 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)?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Impacts related to inducing substantial unplanned population growth in an area, either directly or indirectly, are limited to operational impacts. No respective construction impacts would occur from development facilitated by the 2040 General Plan.

Operation

Development facilitated by the 2040 General Plan would result in approximately 19,216 net new residential units in Pleasant Hill through 2040. Growth anticipated under the proposed 2040 General Plan is intended in part to meet regional housing needs over the long term. Additionally, growth facilitated by the 2040 General Plan would result in a more balanced jobs-household ratio by 2040 by increasing the number of residential units available in Pleasant Hill. Although the 2040 General Plan would facilitate development beyond what is forecasted by ABAG, it would bring the forecasts for the Pleasant Hill General Plan and RTP/SCS into consistency when the RTP/SCS is next updated to reflect new forecasts for each city in the region. Given that the State is currently in an ongoing housing crisis due to an insufficient housing supply, the additional units under the 2040 General Plan would further assist in addressing the existing crisis and meeting the housing needs of Pleasant Hill communities. Because the 2040 General Plan is designed for planned and orderly growth, and residential development would be completed in accordance with State law, development facilitated by and in accordance with the 2040 General Plan would not directly or

indirectly induce substantial unplanned growth in Pleasant Hill. Therefore, operational 2040 General Plan impacts related to substantial unplanned population growth would be less than significant.

Proposed Project

The CAP consists of strategies and actions with the overall goals of GHG reduction and transitioning the City into a more climate-resilient community. The CAP does not propose any goals, strategies, or actions that directly or indirectly result in an increase in population and would not generate growth beyond that anticipated by the City's adopted General Plan or induce additional population growth. Some strategies and actions proposed in the CAP (**Strategies EN 1.4; Actions EN 1.4.2, EN 2.2.1, and EN 3.3.1**) would incentivize homeowners to transition to cleaner and/or renewable energy sources. Future development would be required to comply with the applicable policies in the City's General Plan (including but not limited to the Land Use Element and Housing Element), the ABAG RTP/SCS, and PHMC. No actions proposed under the CAP would result in the displacement of existing people or housing, nor would the Project generate substantial unplanned population growth. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

(b) Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the potential to displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Impacts related to the displacement of substantial existing people or housing are limited to operational impacts. No respective construction impacts related to population or housing displacement would occur from development facilitated by the 2040 General Plan.

Operation

"Substantial" displacement would occur if allowed land uses would displace more residences than would be accommodated through growth facilitated by the 2040 General Plan. Development in the General Plan

area would not result in significant displacement of existing residences in order to accommodate the planned increase in development intensity, considering that existing residences are not proposed for demolition. In addition, the 2040 General Plan would facilitate the development of 19,216 net new dwelling units throughout the General Plan area. As such, the 2040 General Plan would not result in the net loss or displacement of housing, necessitating the construction of replacement housing elsewhere. Therefore, operational 2040 General Plan impacts related to population or housing displacement would be less than significant.

Proposed Project

The CAP consists of strategies and actions with the overall goals of GHG reduction and transitioning the City into a more climate-resilient community. The CAP does not propose any goals, strategies, or actions that have the potential to displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

O. PUBLIC SERVICES

Public Services impacts of the proposed Project were evaluated based on a review of the General Plan EIR. The potential for the proposed Project to result in new or substantially more adverse significant impacts to public services was evaluated in relation to one question (relevant to each public service) recommended for consideration by the *State CEQA Guidelines*.

(a) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to 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: (i) Fire protection? (ii) Police protection? (iii) Schools (iv) Parks (v) Other public facilities		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

i) Fire Protection

General Plan EIR

Construction

The 2040 General Plan would allow a net increase of approximately 19,216 residential units and facilitate the addition of 45,740 net new residents in Pleasant Hill. As a result, Contra Costa County Fire Protection District (CCCFPD) could need to incrementally increase its fire protection services to the City of Pleasant Hill through the year 2040, which could in turn require the construction of new facilities to accommodate subsequent personnel, equipment, and vehicles. If construction or expansion of future facilities is needed or proposed, then a separate environmental review would be required that could determine and require future project-specific construction-related mitigation measures. Construction of new fire protection facilities, if required, would likely occur on property previously disturbed or developed and, thus, within the programmatic analysis for buildout under the 2040 General Plan as analyzed throughout the EIR. Construction would be required to comply with all applicable Federal, State, and local regulations

governing the provision of fire protection services, including adequate fire access, fire flows, and the number of hydrants, such as the California Fire Code. Construction impacts related to the potential need for new or expanded fire protection facilities would be less than significant.

Operation

As future buildout occurs under the 2040 General Plan, the CCCFPD will evaluate operations and deployment of services to efficiently use resources. New development under the buildout of the 2040 General Plan would be required to comply with all applicable Federal, State, and local regulations governing the provision of fire protection services, including adequate fire access, fire flows, and the number of hydrants, such as the California Fire Code. In addition, the 2040 General Plan Public Facilities, Services, and Infrastructure Element contains a number of goals and associated policies, listed below, for providing adequate fire protection services in Pleasant Hill. As future buildout occurs under the 2040 General Plan, the City will evaluate operations and deployment of services to efficiently use resources and ensure that development does not exceed the service capacity of CCCFPD. Because the 2040 General Plan regulates the provision of fire protection services concurrently with 2040 General Plan development and population growth, operational impacts related to the provision of fire protection services would be less than significant.

Proposed Project

As discussed, fire protection for the City is provided by the CCCFPD. The City contains two CCCFPD fire stations within City Limits: Station 2, located at 2012 Geary Road, and Station 3, located at 205 Boyd Road.²⁰ The CAP does not call for additional fire protection, nor would it require any new or redeveloped government facilities. Implementation of the CAP would not facilitate growth beyond what was anticipated in the General Plan. Therefore, it would not increase demand for public services or facilities or generate a need for new physically altered governmental facilities, the construction of which would result in significant impacts to the environment. The CAP would have no adverse impact on acceptable service ratios, response times, or other performative objectives for fire protection services. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

²⁰ CCCFPD, "Fire Stations." Available online at: <https://www.cccfpd.org/station-address/>, accessed October 24, 2025.

ii) Police

General Plan EIR

Construction

The 2040 General Plan would allow a net increase of approximately 19,216 residential units and facilitate the addition of 45,740 net new residents in Pleasant Hill. As a result, Pleasant Hill Police Department (PHPD) could need to incrementally increase its police services through the year 2040, which could in turn require the construction of new facilities to house subsequent personnel, equipment, and vehicles. Construction of new police facilities, if required, would likely occur on property previously disturbed or developed, and thus, within the programmatic analysis for buildout under the 2040 General Plan. This would reduce the potential for adverse construction impacts associated with construction of new or expanded police protection facilities associated with implementation of the 2040 General Plan. Thus, construction impacts related to the potential need for new or expanded police protection facilities would be considered less than significant.

Operation

As future buildout occurs under the 2040 General Plan, the City will evaluate operations and deployment of services to efficiently use resources. New development under the buildout of the 2040 General Plan would be required to comply with all applicable Federal, State, and local regulations governing the provision of police protection services, including adequate emergency access and community safety measures. Because the 2040 General Plan regulates the provision of police protection services concurrently with 2040 General Plan development and population growth, operational impacts related to the provision of police protection services would be less than significant.

Proposed Project

The City operates the PHPD; the PHPD has one police station in the City located at 330 Civic Drive.²¹ The CAP does not call for additional police protection, nor would it require any new or redeveloped government facilities. Implementation of the CAP would not facilitate growth beyond what was anticipated in the General Plan. Therefore, it would not increase demand for public services or facilities or generate a need for new physically altered governmental facilities, the construction of which would result in significant impacts to the environment. The CAP would have no adverse impact on acceptable service

²¹ PHPD, "About Us." Available online at: <https://www.phillca.gov/1641/About-Us>, accessed October 24, 2025.

ratios, response times, or other performative objectives for police protection services. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

iii) Schools

General Plan EIR

Construction

The 2040 General Plan would allow a net increase of approximately 19,216 residential units and facilitate the addition of 45,740 net new residents in Pleasant Hill. As a result, Mount Diablo Unified School District (MDUSD) could need to incrementally increase its school services to the City of Pleasant Hill through the year 2040, which could in turn require the construction of new facilities to accommodate subsequent students, staff, and facility space. Construction of new school facilities, if required, would likely occur on property previously disturbed or developed and thus within the programmatic analysis for buildout under the 2040 General Plan. This would reduce the potential for adverse construction impacts associated with construction of new or expanded school facilities associated with implementation of the 2040 General Plan. However, given the large amount of net new school facilities anticipated under the 2040 General Plan, and the significant and unavoidable construction impacts associated with air quality, cultural resources, paleontological resources, and noise, it is conservatively concluded that construction impacts related to new or expanded school facilities would be significant and unavoidable.

Operation

Although MDUSD has experienced a decline in enrollment in the last several years, as discussed in the General Plan EIR, the addition of 7,345 school students within Pleasant Hill could exceed the current school district capacity. However, the 2040 General Plan would facilitate the development of a net increase of 6,444,767 gross square feet of schools. Because the 2040 General Plan regulates the provision of school services concurrently with 2040 General Plan development and population growth and with payment of mandatory MDUSD school impact fees by developers for future projects in the City, operational impacts related to the provision of school services would be less than significant.

Proposed Project

The City is served by the Mt. Diablo Unified School District, which operates 9 schools in the City. Implementation of the CAP would not facilitate growth beyond what was anticipated in the General Plan. The CAP does not call for additional school facilities, nor would it require any new or redeveloped school facilities. The CAP would not increase demand for public services or facilities or generate a need for new,

physically altered governmental facilities, the construction of which would result in significant impacts to the environment. Therefore, the CAP would not have an adverse impact on demand for schools. Rather, the CAP includes multiple strategies and actions that benefit schools and students. For example, **Strategy TR 2.1** facilitates the creation of infrastructure that allows citizens to safely travel between high traffic areas, particularly elementary schools, middle schools, and downtown, to reduce speeds and create safer crosswalks and bike lanes, and **Action AM 1.2.3** encourages students and parents to plant trees in partnership with the Mount Diablo School District. As such, there would be no new or greater impacts to schools than those identified in the General Plan EIR.

iv) Parks

General Plan EIR

Construction

The 2040 General Plan would allow a net increase of approximately 19,216 residential units and facilitate the addition of 45,740 net new residents in Pleasant Hill, but the proposed 2040 General Plan does not include the designation of additional land for parks, recreational facilities, or open space within the City.

Consequently, existing parks and recreational facilities in Pleasant Hill could be used more frequently and potentially deteriorate at an accelerated pace, and the Pleasant Hill Recreation and Park District could need to incrementally increase its parks and recreational services through the year 2040, which could, in turn, require the construction of new facilities to accommodate subsequent recreational visitors and facility space. Construction of new parks and recreational facilities, if required, would likely occur on property previously disturbed or developed and, thus, within the programmatic analysis for buildout under the 2040 General Plan. Thus, construction impacts related to the potential need for new or expanded parks and recreational facilities would be considered less than significant.

Operation

The Pleasant Hill Recreation and Park District currently maintains 13 parks, one area of open space, and seven areas of undeveloped open space, totaling approximately 147 acres. Currently, there are approximately 4.3 acres of parkland per 1,000 residents in Pleasant Hill, which exceeds the City's goal to provide three acres of developed parkland per 1,000 residents. The 2040 General Plan would not include the designation of additional land for parks or recreational facilities within the City. However, the 2040 General Plan would facilitate the addition of approximately 45,740 residents in Pleasant Hill. To ensure that parkland and park access increase concurrently with population growth, the Open Space, Parks, and Recreation Element of the 2040 General Plan includes the goals and policies related to parks and recreation.

Because the 2040 General Plan and the Municipal Code regulate provision of parkland concurrently with development and population growth and because of substantial parkland available immediately outside of City Limits and with payment of mandatory parkland impact fees by developers for future projects in the City, operational impacts related to provision of, access to, and potential deterioration of parks and recreation facilities would be less than significant

Proposed Project

Implementation of the CAP would not facilitate growth beyond what was anticipated in the General Plan. The CAP would not increase demand for public services or facilities or generate a need for new, physically altered governmental facilities, the construction of which would result in significant impacts to the environment. The CAP would not have an adverse impact on acceptable service ratios or other performative objectives for parks. Rather, the CAP proposes multiple strategies and actions that will benefit parks, such as **Action GC 1.1.1**, which would, in partnership with the Recreation and Parks District, continue the participation in Republic Service's annual compost giveaway and distribute compost to city parks and municipal operations. Consistent with the evaluation in the General Plan EIR, the proposed Project therefore would have a less than significant impact on parks. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

v) Other Public Facilities

General Plan EIR

Construction

The 2040 General Plan would allow approximately 19,216 residential units and facilitate the addition of 45,740 net new residents in Pleasant Hill. The proposed 2040 General Plan does not include the designation of additional land for libraries or other public facilities within the City that would require construction and might have an adverse physical effect on the environment. However, the 2040 General Plan would allow for a net increase of 1,401,063 gross square feet of semi-public and institutional land uses, which could include library facilities. Additionally, Contra Costa County Libraries could need to incrementally increase their library services to the City of Pleasant Hill through the year 2040, which could, in turn, require the construction of new facilities to accommodate subsequent library visitors and facility space. construction of new library facilities, if required, would likely occur on property previously disturbed or developed, and thus, within the programmatic analysis for buildout under the 2040 General Plan as analyzed throughout this EIR. This would reduce the potential for adverse construction impacts associated with construction of new or expanded library facilities associated with implementation of the 2040 General Plan.

Thus, construction impacts related to the potential need for new or expanded library facilities would be considered less than significant.

Operation

The 2040 General Plan would facilitate the addition of approximately 45,740 residents in Pleasant Hill. An increase in population would increase demand for public facilities. With implementation of the goals and policies included in the 2040 General Plan, impacts related to public facilities, including libraries, associated with development facilitated by the 2040 General Plan would be less than significant.

Proposed Project

Implementation of the CAP would not facilitate growth beyond what was anticipated in the General Plan. Therefore, it would not increase demand for public services or facilities or generate a need for new physically altered governmental facilities, the construction of which would result in significant impacts to the environment. The CAP would not have an adverse impact on acceptable service ratios, response times, or other performative objectives for any public services. The proposed Project would not generate population increase and would have no impact on other public facilities or libraries, consistent with the discussion in the General Plan EIR. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

P. RECREATION

The potential for the proposed Project to result in new or substantially more adverse significant impacts to recreation was evaluated in relation to the General Plan EIR and two questions recommended for consideration by the *State CEQA Guidelines*.

Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(a) Increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		
(b) On-site recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

The 2040 General Plan would allow a net increase of approximately 19,216 residential units and facilitate the addition of 45,740 net new residents in Pleasant Hill, but the proposed 2040 General Plan does not include the designation of additional land for parks, recreational facilities, or open space within the City. Consequently, existing parks and recreational facilities in Pleasant Hill could be used more frequently and potentially deteriorate at an accelerated pace, and the Pleasant Hill Recreation and Park District could need to incrementally increase its parks and recreational services through the year 2040, which could, in turn, require the construction of new facilities to accommodate subsequent recreational visitors and facility space. Construction of new parks and recreational facilities, if required, would likely occur on property previously disturbed or developed and, thus, within the programmatic analysis for buildout under the 2040 General Plan. This would reduce the potential for adverse construction impacts associated with construction of new or expanded parks and recreational facilities associated with implementation of the 2040 General Plan. Thus, construction impacts related to the potential need for new or expanded parks and recreational facilities would be considered less than significant.

Operation

The Pleasant Hill Recreation and Park District currently maintains 13 parks, one area of open space, and seven areas of undeveloped open space, totaling approximately 147 acres. The 2040 General Plan would add approximately 19,216 net new residential units to Pleasant Hill, which would support approximately 45,740 net new residents. Implementation of the 2040 General Plan would require the development of additional parkland to maintain the City's established parkland-to-population ratio. To ensure that parkland and park access increase concurrently with population growth, the Open Space, Parks, and Recreation Element of the 2040 General Plan includes the goals and policies related to parks and recreation. These policies would increase the amount of parkland available to City residents, which currently exceeds the City's standard of 3 acres per 1,000 residents. The provision of parkland in accordance with this standard would ensure that substantial physical deterioration of existing parks would not occur or be accelerated. Because the 2040 General Plan and the Municipal Code regulate provision of parkland concurrently with development and population growth and because of substantial parkland available immediately outside of City Limits and with payment of mandatory parkland impact fees by developers for future projects in the City, operational impacts related to provision of, access to, and potential deterioration of parks and recreation facilities would be less than significant.

Proposed Project

Because the proposed Project would not generate any new population, there would be no increase in demand for park or recreational facilities as a result of the Proposed Project. The proposed Project would not require the expansion of regional parks or recreational facilities. Further, the proposed Project does not include the construction of recreational facilities. As previously discussed in **Section 3.O.a(iv)**, above, multiple actions in the CAP support parks and recreational facilities in the City. Consistent with the evaluation in the General Plan EIR, the proposed Project therefore would have a less than significant impact on recreational facilities. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

Q. TRANSPORTATION AND CIRCULATION

Transportation and traffic impacts of the proposed Project were evaluated in light of the General Plan EIR. The potential for the proposed Project to result in new or substantially more adverse significant impacts related to transportation and traffic was evaluated in relation to four questions recommended for consideration by the *State CEQA Guidelines*.

Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following: (a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Roadway, Transit, Bicycle, and Pedestrian Facilities

Construction activities related to implementation of the 2040 General Plan could create potential conflicts with other roadway, transit, bicycle, and pedestrian users, such as construction related activities resulting in lane, bicycle path, or sidewalk closures along the frontages of individual development projects facilitated by the 2040 General Plan, construction vehicles queuing within the public right-of-way waiting entry to the site, construction worker parking in non-designated parking areas, or construction debris on public streets. Construction impacts would be temporary in nature, and encroachment permits from the California Department of Transportation (Caltrans) would be required for facilities under its administration, such as I-680, SR 4, SR 24, and SR 242. With respect to conflicts with circulation system policies related to roadway, transit, bicycle, and pedestrian facilities, the 2040 General Plan construction impacts would be less than significant.

Operation

Roadway Facilities

The modifications to existing street networks to create a pedestrian-oriented and bicycle-oriented street network could cause existing and future local and regional traffic to circulate differently. The 2040 General Plan's proposed bicycle and pedestrian improvements would not conflict with existing or planned roadway facilities, because the proposed street changes are additions of pedestrian and bicycle facilities and do not specifically propose any reduction in roadway vehicle lanes. The 2040 General Plan includes policies that would support development consistent with applicable plans, such as the Plan Bay Area 2050 and the Contra Costa Countywide Transportation Plan (CTP). Implementation of the 2040 General Plan policies relating to roadway facilities would ensure consistency with circulation system policies related to roadway facilities.

Buildout of the 2040 General Plan land use plan would lead to an approximately 100 percent increase in residential units and a 50 percent increase in non-residential uses, which in turn would increase the vehicle travel demand on the Pleasant Hill roadway network. Increased vehicle travel demand may result in increased congestion because no roadway widenings are proposed as part of the 2040 General Plan. Growth associated with implementation of the 2040 General Plan could interfere with the operation of existing roadway facilities or conflict with planned roadway facilities; however, implementation of the aforementioned roadway facility policies would minimize such potential conflicts. Therefore, with respect to conflicts with circulation system policies related to roadway facilities, operational impacts of the 2040 General Plan would be less than significant.

Transit Facilities

Development under the 2040 General Plan would not obstruct existing transit services or facilities, nor would it conflict with existing or planned facilities. All new development would be subject to City discretionary review, allowing the City to ensure that project designs would not interfere with transit operations. Buildout of the 2040 General Plan would increase the number of potential transit users on the various transit systems serving the city. Increased users would result in a correlated increase in demand for transit. The General Plan includes policies that encourage an increase in transit ridership, decreased dependence on motor vehicles, and reduced transit delays. While the 2040 General Plan could add peak-hour transit riders, implementation of the 2040 General Plan would not disrupt existing or interfere with planned transit services or facilities. Therefore, with respect to conflicts with circulation system policies related to transit facilities, operational impacts of the 2040 General Plan would be less than significant.

Bicycle Facilities

Growth in residential and non-residential uses under the 2040 General Plan could result in more bicycle use on existing facilities. The 2040 General Plan includes complete streets policies, new bicycle facilities, and transportation and circulation goals and policies to accommodate increased bicycle demands generated by new development. This network would accommodate the bicycle demand generated by the land development. The 2040 General Plan would encourage bicycling by improving bicycle connectivity with a comprehensive community-wide network of on-street and off-street bicycle facilities. Implementation of the 2040 General Plan would not interfere with existing bicycle facilities or conflict with planned bicycle facilities or adopted bicycle system plans, guidelines, policies, or standards. Therefore, with respect to conflicts with circulation system policies related to bicycle facilities, operational impacts of the 2040 General Plan would be less than significant.

Bicycle Facilities

Growth in residential and non-residential uses under the 2040 General Plan could result in more use and demand on existing pedestrian facilities. The 2040 General Plan includes complete streets policies, new pedestrian facilities, and transportation and circulation goals and policies to accommodate increased pedestrian demands generated by the development envisioned in the 2040 General Plan. The 2040 General Plan would encourage walking by improving pedestrian facilities and connectivity with a safe and continuous pedestrian network to shorten walking distances and improve pedestrian connections to popular local destinations. Therefore, with respect to conflicts with circulation system policies related to pedestrian facilities, operational impacts of the 2040 General Plan would be less than significant.

Proposed Project

The CAP contains numerous actions pertaining to transit, roadways, bicycles, and pedestrian facilities. The CAP supports State GHG reduction goals pertaining to reducing VMT, such as SB 743, through pedestrian and bicycle infrastructure improvements, the promotion of EVs/provision of EV charging infrastructure, and reducing dependency on private transportation. While the implementation of these actions could temporarily increase VMT to these subsequent CAP action sites, the VMT and emissions generated would be temporary and negligible. Ultimately, the CAP would improve the operation of the circulation system in several ways through fewer vehicle trips on roadways and highways, and higher numbers of transit riders, bicyclists, and pedestrians. The CAP would not conflict with an applicable plan, ordinance, or policy addressing the circulation system, and no impact would occur. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

(b) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to conflicting with or being inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Impacts related to *State CEQA Guidelines* Section 15064.3, subdivision (b) are limited to operational impacts. No respective construction impacts would occur because construction is temporary in nature and, while it may marginally generate VMT from construction worker trips or road detours, it does not substantially impact regional VMT.

Operation

Implementing the 2040 General Plan policies regarding roadway facilities would reduce VMT through promoting accessibility, encouraging non-vehicle transportation modes, and improving access to transit services. Even with the 2040 General Plan policies to reduce VMT, it is possible that VMT per employee would still remain above applicable thresholds. Thus, with respect to consistency with *State CEQA Guidelines* Section 15064.3, subdivision (b), the operational VMT impact of the 2040 General Plan would be significant and unavoidable since VMT per employee would be greater than 12.7 in the 2040 General Plan area, and Mitigation Measure TRA-1 would be required. Due to unknown future conditions at the time of future projects facilitated by the 2040 General Plan and the uncertainty of the effectiveness of VMT reduction measures under **Mitigation Measure TRA-1** to guarantee a reduction of VMT below thresholds, operational VMT impacts of the 2040 General Plan would remain significant and unavoidable even with mitigation.

Proposed Project

In response to the implementation of *State CEQA Guidelines* section 15064.3, subdivision (b)(1) - Land Use Projects; vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation

impact. Projects that decrease vehicle miles traveled (VMT) in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.

Implementation of the CAP would not result in long-term operational increases in vehicular traffic along roadways in the City. Implementation of the CAP would not induce substantial population or employment growth in the City, and therefore, it would not be a source of consistent, long-term increases to VMT. Construction activities associated with the implementation of CAP actions, such as but not limited to **Strategies TR 1.6** and **TR 2.3**, would be minimal and would not require large construction crews, resulting in a small number of construction-related trips to and from future CAP action sites. Similarly, while retrofitting existing buildings would introduce new vehicle trips, this increase in vehicle movement would be dispersed throughout the City and would not be to a substantial degree that more than 110 trips are generated per day. Therefore, the CAP would not conflict or be inconsistent with *State CEQA Guidelines* Section 15064.3(b). The GHG reduction measures proposed in the CAP would improve the operations of the circulation system in several ways, such as reducing vehicle trips on roadways and highways, and increasing numbers of public transit riders, bicyclists, and pedestrians. Any temporary VMT increases associated with construction activities would be offset by the overall net benefit of reducing the long-term improved rate of VMT and associated reductions in GHG emissions. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

(c) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to substantially increasing hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Construction of the 2040 General Plan is anticipated to utilize vacant areas within the City to accommodate the storage of large construction vehicles. Such staging areas would reduce the number of heavy construction vehicles using adjacent roads. During construction, truck deliveries would be expected to use collectors and would avoid adding additional heavy-duty truck traffic on feeder streets and local streets. Furthermore, these truck routes are specifically designated to avoid impacts to pedestrian and bicyclists.

Thus, because the construction trucks would travel along the designated truck routes, there would not be a conflict with the automobile, transit, bicycle, and pedestrian design and activity along roadways on and near the plan area. Therefore, construction impacts related to roadway design safety hazards would be less than significant.

Operation

Development facilitated by the 2040 General Plan would increase the number of users on the Pleasant Hill transportation system, which could increase transportation circulation design safety hazards associated with future projects in the 2040 General Plan area. Pleasant Hill maintains improvement standards that guide the construction of new transportation facilities to minimize design hazards for all users of the system. Through the environmental review process, land use proposals that would add traffic to streets not designed to current standards are evaluated. If needed, mitigation measures would be identified therein, and the project would be conditioned to construct or provide funding for an improvement that would minimize or eliminate the hazard. Additionally, the 2040 General Plan contains policies regarding infrastructure safety. Therefore, with respect to the increase of hazards due to design features, the 2040 General Plan would result in less than significant operational impacts.

Proposed Project

The CAP does not propose any physical improvements or future development that would increase geometric design hazards and incompatible uses. Although some CAP actions, such as **Strategies TR 1.6** and **TR 2.3**, would involve roadway improvements, these actions would increase safety and accessibility for pedestrians and bicyclists once operational. Additionally, these actions would be subject to City review to ensure that the proposed action is consistent with the City's design guidelines and would not increase hazards or be incompatible with surrounding uses. As such, impacts related to increasing hazards due to design or incompatible uses would be less than significant. Therefore, there would be no new or greater impacts than those identified in the certified General Plan EIR.

(d) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to inadequate emergency access?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Construction of the 2040 General Plan would include the buildout of a roadway extension that was identified in the City's Circulation Element of the 2040 General Plan. Thus, the 2040 General Plan would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant. As such, no impacts would occur.

Operation

Development facilitated by the 2040 General Plan would be required to meet all applicable current State and local codes and ordinances related to fire protection, which includes emergency access. Therefore, development within the 2040 General Plan area would be adequately served in case of a fire-related emergency. Development facilitated by the 2040 General Plan would be required to provide adequate accommodation of fire access to structure frontages, multiple access points to development, as well as adequate width, height, and turning radius of roadways and access points, pursuant to CBC requirements. Future projects that would not meet required standards and codes would not be permitted by the City. Development facilitated by the 2040 General Plan would be required to comply with City and County standards and requirements and would undergo review by public safety officials as part of the approval process. Additionally, the 2040 General Plan includes goals, policies, and a program related to the provision of adequate emergency vehicle access to sites throughout the City. Therefore, the 2040 General Plan operational impacts related to emergency vehicle access adequacy would be less than significant.

Proposed Project

As previously discussed in **Hazards and Hazardous Materials**, construction and operational activities associated with future CAP actions would be subject to the City's design guidelines and standards, and the final design must be approved by the City to ensure adequate emergency access. Ultimately, the CAP would improve the operation of the circulation system in several ways through fewer vehicle trips on roadways and highways and higher numbers of transit riders, bicyclists, and pedestrians. As such, impacts related to emergency access would be less than significant. Therefore, there would be no new or greater impacts than those identified in the certified General Plan EIR.

R. TRIBAL CULTURAL RESOURCES

Tribal Cultural Resources of the proposed Project were evaluated with regard to the General Plan EIR. The potential for the proposed Project to result in new or substantially more adverse significant impacts was evaluated with respect to the General Plan EIR and in relation to two questions recommended for consideration by the *State CEQA Guidelines*.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to causing a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:		
(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		
(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Ground-disturbing activities associated with future development projects under the 2040 General Plan could expose previously unidentified subsurface archaeological resources that may qualify as tribal cultural resources and could be adversely affected by associated project construction. AB 52 and SB 18 tribal consultation, thus far, have not identified known tribal cultural resources in the General Plan area, and the SLF results received from the NAHC were negative for Sacred Lands. Adherence to the requirements of AB 52 would require tribal consultation with local California Native American Tribes prior to implementation of any future project activities that are subject to CEQA. The goal, policy, and implementation programs included in the 2040 General Plan relating to the protection of cultural and tribal resources would help reduce the potential for tribal cultural resources to be adversely impacted by the ground-disturbing activities associated with the development facilitated by the 2040 General Plan. However, there would still be potential for development to affect tribal cultural resources, and those

impacts would be potentially significant. However, implementation of **Mitigation Measure CR-4** would reduce the 2040 General Plan construction impacts related to historical or tribal resources to less than significant with mitigation.

Operation

Given that impacts to tribal cultural resources would occur solely during construction, there would be no 2040 General Plan operational impacts related to tribal cultural resources.

Proposed Project

PRC Section 5024.1(c) considers a resource to be culturally significant if it (1) is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; (2) is associated with the lives of persons important in our past; (3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or (4) has yielded, or may be likely to yield, information important in prehistory or history.

Impacts related to historical resources are evaluated in **Section 3.E, Cultural Resources**. No heavy ground disturbance or subsurface excavation is proposed by the Project. While some minor ground disturbance could result from the implementation of the CAP, such as turf replacement, tree planting, or retrofitting irrigation systems in previously disturbed or landscaped areas, ground disturbing activities would likely not occur substantially below grade. However, these future actions following the adoption of the CAP could potentially unearth previously undiscovered historical or tribal cultural resources during construction. Because implementation of the CAP includes the potential for activities at previously undisturbed depths, the potential for discovery of previously unidentified tribal cultural resources exists. Adherence to **Mitigation Measure CR-4** would ensure that tribal cultural resources would be protected during construction. Therefore, there would be no new or greater impacts than those identified in the certified General Plan EIR.

S. UTILITIES

The impacts of the proposed Project on utilities and service systems were evaluated with regard to the General Plan EIR. The potential for the proposed Project to result in new or substantially more adverse significant impacts to utilities and service systems was evaluated in relation to seven questions recommended for consideration by the *State CEQA Guidelines*.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following: (a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Proposed development under the 2040 General Plan could result in the CCWD, EBMUD, Martinez Water District, Central San, and local telecommunications providers to need to increase their water supply, wastewater, stormwater, and telecommunications services to the City of Pleasant Hill through the year 2040, which could in turn require the construction of new or expanded facilities to accommodate additional utility supply and collection. If construction or expansion of future facilities is needed, a separate environmental review would be required, which could result in the development and implementation of future project-specific construction-related mitigation measures. Construction of new utility infrastructure or facilities, if required, would likely occur on property previously disturbed or developed and thus within the programmatic analysis for buildout under the 2040 General Plan. While construction under the 2040 General Plan would comply with all applicable Federal, State, and local regulations governing the provision of utility infrastructure and utilities, significant and unavoidable impacts associated with air quality, historic resources, paleontological resources, and noise are possible. Therefore, construction impacts related to the potential need for new or expanded utility infrastructure and facilities would be considered significant and unavoidable.

Operation

Water

The Urban Water Management Plans (UWMPs) for both CCWD and EBMUD determined that there are sufficient water supplies to accommodate the anticipated population growth throughout their respective service areas according to ABAG Plan Bay Area 2050 projections. In compliance with the California Fire Code, Part 9 of the CBC, development facilitated under both plans would follow standards for fire safety, such as fire flow requirements for buildings, fire hydrant location, and distribution criteria. However, despite adherence to these regulations as well as proposed goals and policies under the 2040 General Plan relating to adequate utility capacity and infrastructure, there could be a potential need for future water pipeline upsizing and infrastructure connections. Operational impacts related to the potential need for new or expanded water supply utility infrastructure and facilities would be considered significant and unavoidable.

Wastewater

Growth and development facilitated by the 2040 General Plan would create additional demand for wastewater treatment in Pleasant Hill. Similar to water infrastructure, increased density could require upgraded wastewater pipelines or pumps. Development facilitated under the 2040 General Plan would undergo review by Central San to ensure that development does not encroach on easements for sewer pipes, and applicants would be responsible for the payment of standard sewer connection fees, as necessary. Additionally, the 2040 General Plan contains goals and policies relating to maintaining and supporting the existing sanitary sewer system and ensuring that wastewater service is adequate. Despite this, there could be a potential need for future wastewater pipeline upsizing and infrastructure connections. Operational impacts related to the potential need for new or expanded wastewater utility infrastructure and facilities would be considered significant and unavoidable.

Stormwater

Development facilitated by the 2040 General Plan would reduce the extent of impervious surfaces within the General Plan area, which could, in turn, reduce stormwater runoff that enters the City's municipal storm drain system. The amount of impervious surfaces would be reduced through implementation of Best Management Practices, including LID approaches, aimed at reducing stormwater runoff to ensure downstream storm drain capacity is not exceeded. Additionally, the 2040 General Plan contains goals and policies that would ensure adequate stormwater capacity and infrastructure. With implementation of the 2040 General Plan's goals and policies and LID techniques, sufficient stormwater collection would be maintained. As such, new or expanded facilities are not anticipated to be required due to operational

demand. Therefore, 2040 General Plan operational impacts related to adequacy, capacity, and need for new stormwater infrastructure facilities related to stormwater generation would be less than significant.

Telecommunications

In operation, the 2040 General Plan would increase demand for internet and telephone services provided by local telecommunications providers. The City contains existing telecommunications providers that already offer internet and telephone services. As such, upon operation, the 2040 General Plan would not require the relocation or expansion of telecommunications infrastructure, due to local telecommunications providers continuing to provide adequate telecommunications capacity and access. Additionally, the 2040 General Plan contains goals and policies that would ensure adequate telecommunication capacity and infrastructure. Therefore, 2040 General Plan operational impacts related to access, capacity, and the need for new telecommunications infrastructure facilities as a result of increased telecommunications demand would be less than significant.

Proposed Project

Implementation of the CAP would not result in the approval of any physical improvements or future development that would require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities; the CAP does not generate population growth that would necessitate the construction of these facilities. Rather, the CAP provides multiple actions that support the conservation of water (such as **Strategies 3.1, WS 3.2, WS 3.4**), the promotion of renewable, more efficient energy (such as **Strategies EN 1.2, EN 3.3, GC 1.3; Action TR 1.3.2**), as well as the provision of EV charging infrastructure (such as **Strategies TR 1.2, TR 1.3, TR 1.5**). Development facilitated by the CAP would comply with all applicable Federal, State, and local regulations governing the provision of utility infrastructure and utilities, as described above. The Project would result in less than significant impacts related to the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities. Therefore, there would be no new or greater impacts than those identified in the certified General Plan EIR.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following: (b) Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to having sufficient water supplies available to serve the currently Proposed Project and reasonably foreseeable future development during normal, dry, and multiple dry years?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

While construction under the 2040 General Plan could necessitate the occasional use of a minimal, limited quantity of water for dust control, mixing concrete, and washing equipment and vehicles, impacts related to water supplies are primarily limited to operational impacts. Therefore, 2040 General Plan construction impacts related to the need for a new water supply as a result of water demand would be less than significant.

Operation

The UWMPs for both CCWD and EBMUD determined there are sufficient water supplies to accommodate anticipated regional population growth throughout their service areas according to the ABAG Plan Bay Area 2050 projections. However, development facilitated by the 2040 General Plan could result in an increase in population that would exceed such ABAG population forecasts, resulting in potential insufficient water supplies to serve the General Plan's 2040 buildout. While the development facilitated by the 2040 General Plan would result in additional population beyond the projected population within Plan Bay Area 2050 and the CCWD and EBMUD UWMPs, current water supplies and adherence to the 2040 General Plan policies would be adequate to meet the 2040 General Plan per capita water demand. Therefore, 2040 General Plan impacts related to sufficient water supplies would be less than significant.

Proposed Project

The proposed Project would not alter the operations of local utility services, including water supply or treatment facilities. As stated above, the UWMPs for both CCWD and EBMUD determined that there are

sufficient water supplies to accommodate the anticipated population growth induced by the implementation of the General Plan throughout their respective service areas according to ABAG Plan Bay Area 2050 projections. The CAP establishes goals, strategies, and actions to reduce GHG emissions and transition the City into a more climate-resilient community. The Project would not result in an increase in demand for water. Rather, multiple actions proposed in the CAP would conserve water and increase water efficiency. As such, consistent with the findings of the General Plan EIR, impacts would be less than significant. Therefore, there would be no new or greater impacts than those identified in the certified General Plan EIR.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(c) Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to resulting 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?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Impacts related to adequate wastewater treatment capacity are limited to operational impacts. No respective construction impacts would occur.

Operation

Implementation of the 2040 General Plan could have a significant impact if the wastewater treatment provider would not have sufficient capacity to serve the proposed new land uses in addition to the provider's existing commitments. Wastewater collected within Pleasant Hill is treated at the Central San Wastewater Treatment Plant (WWTP), which has a wastewater treatment capacity of 54 million gallons per day (gpd) and treats an average of 35.6 million gpd. The 2040 General Plan at full buildout would constitute an additional 11 percent of the remaining capacity of the Central San WWTP. Therefore, Central San's WWTP would have sufficient capacity to accommodate wastewater generated by the 2040 General Plan.

Additionally, Central San has prepared and is implementing a 10-year Capital Improvement Program (CIP), which serves to expand, upgrade, and replace its WWTP and collection system. Implementation of Central San's 10-year CIP and the existing WWTP's capacity would ensure adequate wastewater treatment capacity for future development under the 2040 General Plan. Therefore, 2040 General Plan operational impacts related to sufficient water treatment capacity would be less than significant.

Proposed Project

As stated above, Central San's WWTP would have sufficient capacity to accommodate wastewater generated by the 2040 General Plan. The CAP does not propose any physical development or improvements that would result in an increase in demand for utility services and/or result in the need for new wastewater facilities, as the CAP would not induce unplanned population growth. The CAP would not result in a determination by the Central Contra Costa Sanitary District that the Central San WWTP would not be able to accommodate the CAP in addition to its existing commitments. Therefore, the Project would result in less than significant impacts; there would be no new or greater impacts than those identified in the certified General Plan EIR.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(d) Generating solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?		
(e) Compliance with federal, state, and local management and reduction statutes and regulations related to solid waste?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Development under the 2040 General Plan would result in the generation of solid waste from demolition and on-site construction activities. Future projects developed under the 2040 General Plan that would entail construction and generate solid waste would be subject to PHMC Chapter 14.40 to ensure that construction-generated solid waste is not in excess of State or local standards or the capacity of local landfills, or

otherwise impair the attainment of solid waste reduction goals. Additionally, the proposed General Plan includes Policy PFS-4.3, which requires the recycling and reuse of building materials during demolition and construction. Therefore, construction impacts related to landfill capacity and solid waste reduction goals consistency would be less than significant.

Operation

Development facilitated by the 2040 General Plan could result in the addition of up to 45,740 new residents and 19,216 residential units throughout Pleasant Hill by the year 2040. The 2040 General Plan would yield an annual solid waste generation of approximately 102,037 pounds per day, which would account for approximately 1.4 percent of the throughput of the Keller Canyon Landfill; Acme Landfill could also divert a portion of this solid waste. Therefore, development facilitated by the 2040 General Plan would not generate solid waste in excess of the capacity of local solid waste infrastructure. Development facilitated by the 2040 General Plan would be required to comply with goals and policies established in the General Plan to address solid waste generation and disposal in the City, as well as pay a fair share for solid waste services and achieve greater diversion rates required by AB 939. Development facilitated by the 2040 General Plan would also be required to demonstrate compliance with all applicable Federal, State, and local regulations related to management and reduction of solid waste, including those related to recycling and composting (i.e., California Senate Bill 1383). Therefore, the 2040 General Plan impact related to local solid waste infrastructure capacity, solid waste management, and consistency with reduction statutes and regulations would be less than significant.

Proposed Project

The CAP establishes goals, strategies, and actions to reduce GHG emissions and transition the City into a more climate-resilient community. Consistent with the findings of the General Plan EIR, development facilitated by the CAP would not generate solid waste in excess of the capacity of local solid waste infrastructure. The Project does not propose any physical improvements or development and would result in a substantive increase in solid waste that exceeds State or local standards, nor would implementation of the CAP exceed the capacity of the landfills that serve the City. In addition, the Project would not induce unplanned population growth in the City. Further, the CAP includes actions that promote waste diversion and educate the community on waste management and recycling, such as **Strategies WS 1.1, WS 1.2, WS 1.3; Action WS 1.3.2**. All CAP actions would be required to adhere to federal, state, and local management and reduction statutes and regulations related to solid waste, such as AB 939. The Project would result in less than significant impacts regarding solid waste. Therefore, there would be no new or greater impacts than those identified in the certified General Plan EIR.

T. WILDFIRE

The potential for the proposed Project to result in new or substantially more adverse significant impacts to wildfire was evaluated in relation to the General Plan EIR and four questions recommended for consideration by the *State CEQA Guidelines*.

Do the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to being located in or near state responsibility areas or lands classified as very high fire hazard severity zones, and any of the following:		
(a) Substantially impairing an adopted emergency response plan or emergency evacuation plan?		
(b) Due to slope, prevailing winds, and other factors, exacerbating wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?		
(c) Requiring the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?		
(d) Exposing people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

Construction

Impacts related to wildfire hazard risks affecting people, structures, or emergency response and evacuation plans are limited to operational impacts. No construction impacts would occur.

Operation

Pleasant Hill is not located in or near a Very High Fire Hazard Severity Zone (VHFHSZ) in or near a State Responsibility Area; the nearest VHFHSZ in a State Responsibility Area is located approximately four miles west of the 2040 General Plan area. Development facilitated by the 2040 General Plan would be subject to the California Fire Code. Fire sprinklers would also be required in residential developments pursuant to the Contra Costa County Code and Chapter 14.05 of the PHMC. Construction would also be required to meet CBC requirements, including CCR Title 24, Part 2, which includes specific requirements related to exterior wildfire exposure. In addition, compliance with the 2040 General Plan Hazards and Safety Element

policies would also help reduce potential wildfire risk to people and structures, and wildfire exacerbation. Further, impacts related to wildfire that would result from specific project development characteristics would be considered when the City reviews those specific development proposals. Despite this, the 2040 General Plan area's steep terrain is surrounded by, or contains, vegetation that could be prone to wildfires. Existing codes and regulations cannot guarantee that wildfires would not occur or damage structures and harm occupants. This represents a significant wildfire exposure and exacerbation risk impact. With implementation of **Mitigation Measures HAZ-1, HAZ-2, and HAZ-3**, the risk of loss of structures and the risk of injury or death due to wildfires would be reduced. These measures would make structures more fire-resistant and less vulnerable to loss in the event of a wildfire, as well as reduce the potential for construction to inadvertently ignite a wildfire. However, even with mitigation, it is not possible to prevent a significant risk of wildfires or fully protect people and structures from the risks of wildfires. Therefore, the 2040 General Plan operational impact related to wildfire exposure and exacerbation risk would be significant and unavoidable.

Proposed Project

While Pleasant Hill is not located within or near a VHFHSZ or a State Responsibility Area, portions of Pleasant Hill are located in or near a High Fire Hazard Severity Zone, a Local Responsibility Area, and areas of vegetated open space. The CAP establishes goals, strategies, and actions to reduce GHG emissions and transition the City into a more climate-resilient community, and would not directly result in the approval of any physical improvements or future development that would expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildfires. Actions proposed under the CAP would comply with General Plan goals, policies, and mitigation measures aimed at reducing potential wildfire risk to people and structures, such as **Mitigation Measures HAZ-1, HAZ-2, and HAZ-3**. Further, the CAP supports disaster preparedness through strategies such as **Strategy AM 1.1**, which would identify, fund, and prepare existing and new public facilities to serve as resilience hubs (i.e., locations which are able to generate power in the event of a power outage, distribute emergency supplies, and coordinate communication. Although it is unlikely that actions proposed under the CAP would occur in areas at risk of wildfires, development facilitated by the CAP would be subject to California Fire Code and any future projects under the CAP would be subject to the City's design guidelines and standards and the final design must be approved by the City to ensure that a project located in an area at risk of wildland fires would not substantially impair an emergency response plan or emergency evacuation plan, exacerbate wildfire risks, necessitate the installation or maintenance of infrastructure, or expose people or structures to significant risks as a result of runoff, post-fire slope instability, or drainage changes. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

U. GROWTH INDUCING IMPACTS

General Plan EIR

The *State CEQA Guidelines*, as interpreted by the City, state that a significant growth-inducing impact may result if the proposed project or plan would:

- Induce substantial population growth in an area (for example, by proposing or facilitating new residences or employment-generating uses beyond the land use density/intensity envisioned in the 2040 General Plan);
- Substantially alter the planned location, distribution, density, or growth rate of the population of an area; or
- Include extensions of roads or other infrastructure not assumed in the general plan or adopted capital improvements project list, when such infrastructure exceeds the needs of a project and could accommodate unplanned future development.

Direct growth-inducing impacts occur when the implementation of a plan or project imposes new burdens on a community by directly inducing population growth or by leading to the construction of additional developments in the same area. Plans or projects that physically remove obstacles to growth, or projects that indirectly induce growth, may provide a catalyst for future unrelated development in an area such as a new residential community that requires additional commercial uses to support residents.

Population and Employment Growth

It is anticipated that buildout under the 2040 General Plan would directly support the population growth and subsequent housing needs within Pleasant Hill's projected growth estimates. Proposed 2040 General Plan land use and planning policies aim to provide guidance for orderly development while balancing the land use needs for housing, residential and commercial services, civic needs, and jobs. It is the specific purpose of the 2040 General Plan to guide growth and development in Pleasant Hill such that infill development would be prioritized, and open space areas would be preserved and enhanced. Therefore, by its nature, the 2040 General Plan is intended to reduce the potential for uncontrolled growth and associated environmental impacts. For the reasons discussed above, implementation of the 2040 General Plan would not lead to direct or indirect growth impacts beyond what is anticipated and planned for by Pleasant Hill.

Removal of Obstacle to Growth

Although development of some vacant land within Pleasant Hill would require new utility connections, new development would occur where existing roads, water, parking lots, sewer, and other utilities are in place and in a manner that minimizes the impact of development on existing infrastructure and services. Major infrastructure extensions are not envisioned due to the level of existing development within Pleasant Hill, and improvements would be primarily limited to the replacement and/or upgrade of aging facilities and enhancement of existing infrastructure as needed on a future project-by-project basis. All new development envisioned as part of the 2040 General Plan would occur within City limits. Therefore, because new development would use existing facilities and major infrastructure extensions would not occur, the 2040 General Plan would not remove obstacles to unplanned growth within Pleasant Hill.

Irreversible Environmental Effects

CEQA Guidelines Section 15126(c) requires that EIRs evaluating plans and projects involving amendments to public plans, ordinances, or policies contain a discussion of significant irreversible environmental changes.

The addition of new residential and non-residential development in Pleasant Hill through 2040 would irreversibly increase local demand for non-renewable energy resources such as petroleum and natural gas. Increasingly efficient building fixtures and automobile engines, as well as the implementation of policies included in the 2040 General Plan, are expected to offset the demand for non-renewable energy to some degree. Growth resulting from implementation of the 2040 General Plan is not anticipated to significantly affect local or regional energy supplies.

Growth facilitated by the 2040 General Plan would require an irreversible commitment of City services, water supply, and wastewater treatment. Impacts to public services and utilities would remain significant and unavoidable as they relate to the construction of schools.

Growth associated with the 2040 General Plan through 2040 would incrementally increase local VMT, noise levels, and regional air pollutant and GHG emissions. Implementation of 2040 General Plan policies, regional air pollution programs, and mitigation measures would reduce the air pollutant and GHG emissions associated with individual future development projects; however, air quality pollutants and GHG emissions would not be reduced to below significant thresholds. Additionally, implementation of the 2040 General Plan policies, historical resources regulations, and mitigation measures would not be reduced to below significant thresholds.

Implementation of 2040 General Plan policies and mitigation measures would reduce the noise impacts associated with future growth, but not to a less-than-significant level. The policies in the 2040 General Plan and mitigation measures would reduce many transportation impacts to a less-than-significant level; however, population growth facilitated by the 2040 General Plan, combined with regional population growth, would result in additional vehicle trips on area roadways, resulting in significant and unavoidable traffic impacts on several roadways.

Proposed Project

The proposed Project would not induce growth in an area that is not already developed with infrastructure to accommodate any population growth. The proposed Project would not involve the relocation of an existing use and does not propose an expansion of use.

Overall, the proposed Project would not result in an increase in the population that could tax existing community service facilities or encourage or facilitate other activities that could significantly affect the environment or the area, either individually or cumulatively. The CAP consists of strategies and actions with the overall goals of GHG emissions reduction and transitioning the City into a more climate-resilient community. The CAP does not propose any goals, strategies, or actions that directly or indirectly result in an increase in population and would not generate growth beyond that anticipated by the City's adopted General Plan or induce additional population growth. Thus, the proposed Project would not generate significant growth-inducing impacts beyond those disclosed in the General Plan EIR.

Overall, the proposed Project would not remove obstacles to population growth, result in an increase in the population that may tax existing community service facilities, nor would the proposed Project encourage or facilitate other activities that could significantly affect the environment or the area, either individually or cumulatively. Thus, the proposed Project would not result in significant growth-inducing impacts beyond those disclosed in the General Plan EIR, and no new or greater impacts would occur.

V. MANDATORY FINDINGS OF SIGNIFICANCE

Mandatory Findings of Significance were evaluated with respect to the General Plan EIR and three questions.

(a) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the potential to substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

The 2040 General Plan would not facilitate development that would eliminate or threaten wildlife habitats. Therefore, the 2040 General Plan would result in *less than significant with mitigation* impacts related to wildlife habitats. However, the 2040 General Plan could potentially eliminate important examples of the major periods of California history or prehistory. Therefore, the 2040 General Plan would result in a significant and unavoidable impact related to cultural resources, specifically historical resources, hazards and hazardous materials, construction and operational noise/groundborne vibrations, greenhouse gas emissions, public services, transportation/traffic, utilities and service systems, and wildfire.

Proposed Project

The proposed Project relates to each of the significant impacts identified in the General Plan EIR as follows:

- Cultural and Tribal Cultural Resources:** The Project proposes the development and implementation of a Climate Action Plan for the City. While no specific development projects are proposed in the CAP, later projects or actions would be examined during the City's review to determine whether they are consistent with activities identified in the CAP and whether the environmental impacts associated with these projects or actions are greater than what was analyzed in the General Plan EIR or this Addendum. Projects or actions found not to be within these impact conclusions may be required to prepare an additional environmental document. Subsequent projects and actions under the CAP would be subject

to their own analysis regarding impacts to historical resources, and the CAP would not conflict with the implementation of MM CR-1, since it is a measure directed at the City to update the General Plan Environment Element Program M. Impacts relating to historical resources would not be greater than what was analyzed in the General Plan EIR.

- **Hazards and Hazardous Materials.** Construction and operational activities associated with future CAP actions would be subject to the City's policies and regulations related to the emergency response, including **Mitigation Measures HAZ-1, HAZ-2, and HAZ-3**. Thus, the proposed Project would not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and there would be no new or greater impacts than those identified in the General Plan EIR.
- **Construction and Operational Noise/Groundborne Vibration:** Long-term implementation of the CAP actions would not result in exposure of persons to noise in excess of established standards or groundborne noise or vibration, nor would it result in a temporary, periodic, or permanent increase in ambient noise levels above existing levels. Operationally, implementation of the actions described above would not introduce stationary or transportation-related sources of groundborne vibration or noise. Implementation of the CAP would not result in substantial temporary increases in noise levels that would adversely affect human health or well-being in the community and would not generate excessive groundborne vibration or groundborne noise levels with adherence to **Mitigation Measures NOI-1 and NOI-2**. Therefore, no additional mitigation would be required, and there would be no new or greater impacts than those identified in the certified General Plan EIR.
- **Greenhouse Gas Emissions and Energy:** Implementation of the Project would introduce a CAP to the City that would serve as a guiding document toward GHG reductions in municipal operations and throughout the community. As a result, implementation of the CAP would not conflict with any applicable GHG reduction plan and would guide the City in reducing community-wide GHG emissions. These efforts would not conflict with an existing plan, policy, or regulation adopted for the purpose of reducing GHGs. Rather, the CAP would be consistent with and support Statewide plans, policies, and regulations pertaining to the reduction of GHG emissions. Adoption and implementation of the CAP would ensure that projects facilitated by the 2040 General Plan would meet statewide GHG reduction goals. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.
- **Public Services (Schools):** The CAP would not significantly increase the demands for emergency services, police services, parks, and other public services/libraries. Unlike the findings of the General Plan EIR, implementation of the CAP would not call for additional school facilities, nor would it require

any new or redeveloped school facilities. The CAP includes strategies and actions that would support schools and students in the City. The CAP would not increase demand for public services or facilities or generate a need for new, physically altered governmental facilities, the construction of which would result in significant impacts to the environment. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

- **Transportation and Traffic:** The CAP would not conflict or be inconsistent with *State CEQA Guidelines* Section 15064.3(b). The GHG reduction measures proposed in the CAP would improve the operations of the circulation system in several ways, such as reducing vehicle trips on roadways and highways, and increasing numbers of public transit riders, bicyclists, and pedestrians. Any temporary VMT increases associated with construction activities would be offset by the overall net benefit of reducing the long-term rate of VMT and associated reductions in GHG emissions. Projects under the CAP would adhere to **Mitigation Measure TRA-1**. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.
- **Utilities and Service Systems:** Development facilitated by the CAP would comply with all applicable Federal, State, and local regulations governing the provision of utility infrastructure and utilities, as described above. The CAP would result in less than significant impacts related to the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.
- **Wildfire:** Development facilitated by the CAP would be subject to California Fire Code and any future projects under the CAP would be subject to the City's design guidelines and standards and the final design must be approved by the City to ensure that a project located in an area at risk of wildland fires would not substantially impair an emergency response plan or emergency evacuation plan, exacerbate wildfire risks, necessitate the installation or maintenance of infrastructure, or expose people or structures to significant risks as a result of runoff, post-fire slope instability, or drainage changes. The Project would have a less than significant impact on wildfire. Therefore, there would be no new or greater impacts than those identified in the General Plan EIR.

The significant impacts identified in the General Plan EIR have the potential to degrade the quality of the environment. Under CAP implementation, no additional mitigation would be required, and there would be no new or greater impacts than those identified in the certified 2040 General Plan EIR with respect to these issue areas.

The proposed Project would not substantially impact the habitat of 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 prehistory. Under CAP implementation, no additional mitigation would be required, and there would be no new or greater impacts than those identified in the certified 2040 General Plan EIR with respect to these issue areas.

(b) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to impacts, which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual 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.)		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

While the 2040 General Plan policies encourage residents, businesses, and the City to reduce energy, fuel use, water use, VMT, and solid waste generation and the associated GHG emissions, the 2040 General Plan would still result in significant and unavoidable impacts related to VMT and GHG emissions. In addition, as discussed throughout the respective cumulative impacts discussions within this EIR, the 2040 General Plan would also result in significant cumulative impacts for similar topics. Therefore, the 2040 General Plan would result in an overall significant and unavoidable cumulative impact related to all CEQA topics addressed within the General Plan EIR.

Proposed Project

The CAP consists of strategies and actions with the overall goals of GHG emissions reduction and transitioning the City into a more climate-resilient community. All impacts associated with the proposed Project would be within those analyzed in the General Plan EIR and therefore would not result in individually limited impacts that could be cumulatively considerable. Therefore, there would be no new or greater cumulative impacts than those identified in the certified 2040 General Plan EIR.

(c) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to environmental effects, which cause substantial adverse effects on human beings, either directly or indirectly?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	☐	☒

General Plan EIR

The 2040 General Plan would result in adverse effects on human beings. Implementation of the 2040 General Plan could result in impacts related to transportation, air quality, GHG emissions, noise, and hazards that could, in turn, affect human beings. Therefore, the 2040 General Plan would result in an overall significant and unavoidable impact related to the potential for adverse effects on human beings.

Proposed Project

The proposed Project would not require additional mitigation or result in new or greater impacts than those identified in the General Plan EIR with respect to adverse effects on human beings.

W. CONCLUSION

The proposed Project is described in **Section 2** of this Addendum and would be within the assumptions analyzed in the General Plan EIR. The proposed Project has been reviewed by the City of Pleasant Hill in light of Sections 15162 and 15163 of the *State CEQA Guidelines*. As the CEQA Lead Agency, the City of Pleasant Hill has determined, based on the analysis presented herein, that none of the conditions (identified in **Section 1**) apply, which would require preparation of a subsequent or supplemental EIR, and that an Addendum to the certified 2040 General Plan Final EIR is the appropriate environmental documentation under CEQA for the proposed Project.

Section 3 discusses issue-by-issue how the impacts anticipated for the proposed Project would be within those previously identified in the General Plan EIR. The MMRP adopted with the General Plan EIR would apply as appropriate to the proposed Project to ensure that all impacts are reduced as necessary and feasible. Further, the proposed Project is consistent with the goals of the 2040 General Plan.

As discussed throughout this Addendum, the proposed Project would result in environmental impacts within those analyzed for the 2040 General Plan EIR for every issue with implementation of applicable mitigation measures from the General Plan EIR.

4. REFERENCES

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5. REPORT PREPARATION

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