

6. CEQA-Mandated Sections

This chapter provides an overview of the impacts of the proposed project based on the analyses presented in Chapter 4, Environmental Evaluation, and Chapter 5, Alternatives to the Proposed Project, of this Draft Environmental Impact Report (EIR). The topics covered in this chapter include impacts found not to be significant, unavoidable significant impacts, growth inducement, and significant irreversible changes. A more detailed analysis of the effects the proposed project would have on the environment and proposed mitigation measures to minimize significant impacts are provided in Chapters 4.1 through 4.16 of this Draft EIR.

6.1 IMPACTS FOUND NOT TO BE SIGNIFICANT

California Environmental Quality Act (CEQA) Guidelines Section 15128, Effects Not Found to be Significant, allows for no analysis of environmental issues for which there is no likelihood of significant impact. This section explains the reasoning by which it was determined that impacts to agriculture and forestry, and mineral resources, as a result of adoption and implementation of the proposed project, would be less than significant.

6.1.1 AGRICULTURAL AND FORESTRY RESOURCES

The proposed project is located within Concord, which is an urbanized city. Maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency categorize lands within Concord as Urban and Built-Up Land and Grazing Land.¹ There are no agricultural lands classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within Concord. In addition, the Contra Costa County Department of Conservation does not identify lands in Concord that are under Williamson Act contract.² Therefore, future development as a result of adoption and implementation of the proposed project would not conflict with farmlands of importance or lands under Williamson Act contract.

According to 2006 mapping data from the California Department of Forestry and Fire Protection, the City of Concord does not contain any woodland or forestland cover;³ therefore, the City does not contain land

¹ California Resources Agency, Farmland Mapping and Monitoring Program, 2014, Contra Costa County Important Farmland 2014, <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2014/con14.pdf>, accessed May 2, 2018.

² Contra Costa County Department of Conservation and Development, 2013, 2012 Agricultural Preserves Map, Contra Costa County.

³ California Department of Forestry and Fire Protection, 2006, Fire and Resource Assessment Program, Land Cover Map, http://frap.fire.ca.gov/data/frapgismaps/pdfs/fvegwhr13b_map.pdf, accessed May 2, 2018.

7. Organizations and Persons Consulted

This Draft EIR was prepared by the following consultants and individuals:

LEAD AGENCY

EAST BAY REGIONAL PARK DISTRICT

Brian Holt
Chief

Matthew Gaul
Chief of Stewardship

Chris Barton
Environmental Programs Manager

Sean Dougan
Trails Development Manager

Chantal Alatorre
Planner

Devan Reiff, AICP
Principal Planner

AGENCIES CONSULTED

CENTRAL CONTRA COSTA SANITARY DISTRICT

Russell Leavitt
Engineering Assistant III

CITY OF CONCORD

Guy Bjerke
Director, Community Reuse Planning

Sarah Weiler
Concord Police Department

ORGANIZATIONS AND PERSONS CONSULTED

CONTRA COSTA WATER DISTRICT

Jeff Quimby
Director of Planning

MT. DIABLO RESOURCE RECOVERY

Nicole Impagliazzo
Public Relations Manager

UNITED STATES NAVY

REPORT PREPARERS

PLACEWORKS

Terri McCracken
Principal-in-Charge

Joanna Jansen
Principal

Alexis Mena
Senior Associate

Nicole Vermilion
Associate Principal, Air Quality and Greenhouse Gases

Denise Clendening, PhD
Associate Principal

Isby Fleischmann
Senior Associate

Joshua Carman
Senior Associate

Michael Watson, PG
Associate Geologist

Torina Wilson
Project Planner

ORGANIZATIONS AND PERSONS CONSULTED

Jesse Jones
Project Landscape Designer

Dina El Chammas
Associate Engineer

ENVIRONMENTAL SCIENCE ASSOCIATES

Elijah A. Davidian, AICP
Senior Managing Associate

HYDROLOGY AND WATER QUALITY

Karen Lancelle
Environmental Planner

Christie Beeman, P.E.
Environmental Hydrology Director

CULTURAL RESOURCES

Heidi Koenig, M.A., RPA
Archaeologist

TRANSPORTATION AND TRAFFIC

Shadde Rosenblum
Senior Managing Associate

H.T. HARVEY & ASSOCIATES

Kelly Hardwicke, Ph.D.
Senior Wetlands/Plant Ecologist

Ginger Bolen, Ph.D.
Senior Wildlife Ecologist

ORGANIZATIONS AND PERSONS CONSULTED

This page intentionally left blank

CEQA-MANDATED SECTIONS

zoned for Timberland Production nor does the Concord Zoning Map identify any areas zoned for Timberland Production.⁴ Consequently, there would be no impacts with regard to forestry resources.

6.1.2 MINERAL RESOURCES

Although implementation of the proposed project would result in future development within the project area, buildout would not result in the loss of known mineral resources or substantially limit the availability of mineral resources over the long term. Existing mineral resources within the Concord area include alluvial sand and gravel deposits; however, the site has not been evaluated for potential mineral resources by the California Department of Conservation, Geological Survey (CGS). Mineral exploration and development at the site included development of a natural gas production well by Chevron in 1980, and several plugged, abandoned gas wells are located on the project site.⁵ Therefore, there would be no impact to mineral resources as a result of adoption and implementation of the proposed project.

6.2 SIGNIFICANT AND UNAVOIDABLE IMPACTS

As detailed in Chapters 4.1 through 4.16 of this Draft EIR, the proposed project would not result in any significant and unavoidable impacts.

6.3 GROWTH INDUCEMENT

Section 15126.2(d) of the CEQA Guidelines requires that an EIR discuss the ways in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Typical growth-inducing factors might be the extension of urban services or transportation infrastructure to a previously unserved or under-served area, or the removal of major barriers to development.

This section evaluates the proposed project's potential to create such growth inducements. As Section 15126.2(d) requires, "[it must not be assumed that growth in an area is necessarily beneficial, detrimental, or of little significance to the environment." In other words, negative impacts associated with growth inducement can potentially occur even where the projected growth would cause significant adverse environmental impacts.

Growth-inducing impacts fall into two general categories: direct or indirect. Direct growth-inducing impacts are generally associated with providing urban services to an undeveloped area. Indirect, or secondary, growth-inducing impacts consist of growth induced in the region by additional demands for housing, goods, and services associated with the population increase caused by, or attracted to, a new project.

⁴ City of Concord, 2012, Zoning Map effective August 23, 2012, <http://www.menlopark.org/DocumentCenter/View/187>, accessed on May 2, 2018.

⁵ City of Concord, Community Reuse Plan Draft Environmental Impact Report, page 6-2.

CEQA-MANDATED SECTIONS

6.3.1 DIRECT IMPACTS

The proposed project is a program-level document and does not propose any specific development; however, implementation of the proposed project would guide the development for regional park facilities within the project site as envisioned in the Concord Reuse Project Area Plan.

Implementation of the proposed project would induce minimal direct growth, as discussed in detail in Chapter 4.12, Population and Housing, of this Draft EIR, because the proposed project would include one caretaker's residence and would generate up to 52 full-time equivalent employees, which would likely come from the city of Concord or the greater Bay Area. The proposed project has the potential to generate 1,125 weekday and 2,716 weekend visitors; however, this level of visitors would come incrementally over a period of approximately 31 years as the proposed project is built out. Therefore, the proposed project would be consistent with the regional planning objectives established for the Bay Area and the proposed project would not exceed the current regional planning as projected by the Association of Bay Area Governments (ABAG). The project site is located in the Concord Reuse Project area. As described in Chapter 4.10, Land Use and Planning, the Economic Development Conveyance area of the Concord Reuse Project is designated as a Priority Development Area (PDA) under the *Plan Bay Area* with a future place type of Transit Neighborhood due to its proximity to North Concord BART, located adjacent to the western border of the project site. The vision for the Concord Reuse Project includes development of transit villages throughout the Concord Reuse Project area, as well as significant parks and open space. The project site is designated as Conservation Open Space under the Concord Reuse Project Area Plan. Approximately 2,417 acres, or 95 percent of the project site, would be designated as a conservation area and preserved for conservation and management of natural and cultural resources. The remainder of the property, approximately 126 acres, or 5 percent of the site, would be available for recreation and park facilities, primarily on land already developed with existing facilities (building sites, paved and unpaved roads, parking areas, bunkers, and railroad tracks from the United States Department of the Navy's (Navy) operation of the property). There is also the potential for transit providers (e.g., Central Contra Costa County Transit Authority and Tri Delta Transit) to provide bus connections to link the BART station and the Regional Park. Space would be provided along Kinne Boulevard in front of the Visitor Center for a bus/shuttle stop that could be used for public transit and private shuttle providers, and the regional park would provide public access throughout the site, where currently access is limited. However, the project is not growth inducing as a plan for recreation and open space uses that would not require supportive services such as housing, jobs, and schools. Therefore, the proposed project would not provide urban services to an undeveloped area.

6.3.2 INDIRECT IMPACTS

The proposed project is a plan for a future Regional Park. The future Regional Park would provide open space and recreational opportunities for nearby residents and visitors but would not generate land uses that would attract people to move to the project site vicinity.

At full buildout, the project site is expected to accommodate 52 full-time equivalent employees. Construction associated with implementation of the proposed Plan would generate temporary construction jobs. It is expected that on-site jobs could be filled with existing residents in the region.

CEQA-MANDATED SECTIONS

Therefore, the proposed project does not create any indirect growth-inducing impacts related to new population and employees.

Indirect growth can be interpreted as a removal of major barriers to development. As discussed in Chapter 4.3, Biological Resources, of this Draft EIR, the proposed Regional Park is the designated conservation area for the Concord Reuse Project Area. Therefore, the habitat restoration and conservation aspects of the proposed project help to indirectly enable the development planned for in the Area Plan. However, the District is analyzing the proposed project as a separate project under CEQA and will pursue the proposed Regional Park development regardless of the status of the Concord Reuse Project.

6.4 SIGNIFICANT AND IRREVERSIBLE CHANGES

Section 15126.2(c) of the CEQA Guidelines requires an EIR to discuss the extent to which the proposed project would commit nonrenewable resources to uses that future generations would probably be unable to reverse. The three CEQA-required categories of irreversible changes are discussed below.

6.4.1 CHANGES IN LAND USE THAT COMMIT FUTURE GENERATIONS

As described in detail in Chapter 3, Project Description, of this Draft EIR, the proposed project establishes a Land Use Plan for a new Regional Park with a buildout horizon year of 2050. The proposed project is consistent with the existing land use designation and zoning at the project site. The proposed Regional Park would ensure resource protection and provide a range of recreational and educational opportunities that connect visitors to the landscape and stories of the site and region. Existing buildings on the project site would be evaluated for Regional Park use and renovated where possible. Some existing buildings would be expanded as part of the renovations. Once future development of Regional Park buildings occurs, it would not be feasible to return the developed land to its existing (pre-project) condition. Therefore, at least some of the development envisioned under the proposed project would most likely lead to irreversible changes in land use. However, the proposed project would result in a net increase overall in the amount of land that is restored to natural use rather than developed. The proposed project would also extend public access and enjoyment to a new generation of people on land that was previously restricted to military personnel and/or abandoned and inaccessible to the public in the past.

6.4.2 IRREVERSIBLE DAMAGE FROM ENVIRONMENTAL ACCIDENTS

Irreversible changes to the physical environment could occur from the accidental release of hazardous materials associated with development activities related to implementation of the proposed project; however, compliance with existing regulations and deed restrictions discussed in Chapter 4.8, Hazards and Hazardous Materials, of this Draft EIR, would ensure that significant impacts would be avoided. In addition, proposed park elements, including roads and trails, picnic areas, education and event spaces,

CEQA-MANDATED SECTIONS

and campsites, would be concentrated in previously disturbed areas. Therefore, irreversible damage is not expected to result from the adoption and implementation of the proposed project.

6.4.3 LARGE COMMITMENT OF NONRENEWABLE RESOURCES

Future buildings on the project site would reuse existing building sites and materials to the extent feasible. Where some structures are not able to be fully renovated, some building materials or foundations may be reused for new facilities in order to reduce overall construction waste. Nevertheless, development activities associated with implementation of the proposed project would result in the commitment of limited, renewable resources such as lumber and water. In addition, development of the proposed Regional Park would irretrievably commit nonrenewable resources for the construction of building expansions, infrastructure, and roadway improvements. These nonrenewable resources include mined minerals such as sand, gravel, steel, lead, copper, and other metals. Implementation of the proposed Plan would also require a long-term commitment to the consumption of fossil fuels, natural gas, and gasoline. Increased energy demands would be used for construction, lighting, heating, and cooling of buildings, and transportation of people within, to, and from the proposed Regional Park. However, as shown in Chapter 4.5, Energy, and Section 4.15.1, Water and Section 4.15.3, Solid Waste, of Chapter 4.15, Utilities and Service Systems, of this Draft EIR, several regulatory measures and proposed Plan policies and strategies encourage energy and water conservation, alternative energy use, waste reduction, alternatives to automotive transportation, and green building practices.

Future park facility development resulting from the proposed project would be required to comply with all applicable building and design requirements, including those set forth in Title 24 relating to energy conservation. In compliance with CALGreen, the State's Green Building Standards Code, future development would be required to reduce water consumption by 20 percent, divert 50 percent of construction waste from landfills, and install low pollutant-emitting materials. The proposed project envisions the creation of park and conservation open space development near transportation facilities and employment centers, and development of the Regional Park would implement energy and water conservation requirements, thereby minimizing commitment and consumption of non-renewable resources to the extent practicable.

Therefore, while the construction and operation of future park facility development would involve the use of nonrenewable resources, compliance with applicable standards and regulations and implementation of the proposed Plan policies would reduce the use of nonrenewable resources to the maximum extent practicable.

CEQA-MANDATED SECTIONS

This page intentionally left blank