This section provides an overview of the environmental analysis of the proposed project. For additional detail regarding specific issues, please consult the appropriate chapter of Sections 4.1 through 4.13 (Environmental Setting, Impacts, and Mitigation Measures).

2.1 PURPOSE AND SCOPE OF THE ENVIRONMENTAL IMPACT REPORT

This Environmental Impact Report (EIR) will provide, to the greatest extent possible, an analysis of the potential environmental effects associated with the implementation of the project, pursuant to the California Environmental Quality Act (CEQA).

This EIR analysis focuses upon potential environmental impacts that could arise from implementation of the project through development of the land uses within the General Plan Planning Area (Planning Area) as regulated and guided by General Plan policies and action items, through updates to the Zoning Ordinance, and through implementation of the Three Corridor Specific Plan. The EIR adopts this approach in order to provide a credible worst-case scenario of the impacts resulting from project implementation.

2.2 PROJECT CHARACTERISTICS

General Plan Update

The City of Pinole General Plan was adopted in 1995, with the exception of the Housing Element which had been last updated in 2003. Since 1995, Pinole has experienced many physical, demographic, and economic changes, resulting in new opportunities and challenges for the City. The existing General Plan is being updated in order to reflect current community sentiment and changes in land use, growth patterns, and demographic and economic conditions. State law does not specify rigid requirements or timing for updating a general plan (other than for the housing element). The currently proposed General Plan update project includes updates to the existing General Plan, an update to the city's Zoning Code and development of the Three Corridors Specific Plan.

Outside of the already updated Housing Element, the proposed General Plan update involves all seven mandatory elements: Land Use, Circulation, Conservation, Noise, Open Space, and Safety. Noise and Safety have been combined into one element as have Conservation (or Natural Resources) and Open Space. In addition, the City has included two additional elements: a Community Services and Facilities Element and a Growth Management Element under its General Plan Update. The General Plan Update (GPU) Planning Area boundary includes the area within the city limits as well as the existing SOI. The GPU Planning Area encompasses a total of approximately 13.3 (11.6 square miles in the city + 1.7 square miles in the SOI = 13.3) square miles, or 8, 543 acres (3,490 acres of land + 3,948 acres of water within the city limits + 1,105 acres within the SOI = 8,543 acres). The scope (planning horizon) of the General Plan was identified as 20 years, with adoption expected in 2010. It is anticipated that the proposed General Plan will build out to full development capacity by 2030. The proposed General Plan has capacity for 2,576 residential units and a total population of 23,875 within the Planning Area by 2030.

The proposed General Plan Update consists of the following Elements

Land Use and Economic Development

The Land Use and Economic Development Element provides the central framework for the General Plan and serves as a compass to guide planners, the general public, and decision makers on the desired pattern of development in the city. The element describes both existing

and future land use activity, the latter of which is designed to achieve the City's long-range goals for physical development. The element provides land use designations for all of the land within the GPU Planning Area based on the expected type of development. While some of the land use designations are individual, others encourage a mix of land use types (e.g. commercial and residential) and allow an increase in densities to support infill or redevelopment. The land use designations also specify maximum density and intensity of development that can occur.

Land Use Map

The proposed General Plan includes the updated Land Use Map which is a detailed land use plan for the City of Pinole, and assigns land use designations to all lands within the Planning Area. Those areas located within the City's Sphere of Influence (SOI) but outside the City limits are also assigned land use designations by the updated General Plan, and are pre-zoned accordingly.

Land use designations proposed under the updated General Plan Land Use Map are shown in Table 3.0-3 and include:

- Regional Commercial;
- High Density Residential;
- Medium Density Residential;
- Low Density Residential;
- Suburban Residential;
- Rural Residential;
- Public Facilities,
- Parks and Recreation;
- Open Space;
- San Pablo Bay Conservation Area;
- Old Town Sub-Area;
- Service Area Sub-Area;
- Mixed Use Sub-Area;
- Transportation; and
- Open Water (San Pablo Bay).

Community Services and Facilities

The Community Services and Facilities Element is an optional Element and is included in this General Plan to address important issues related to how new development will affect the City's ability to provide community services and facilities. This Element concerns the public infrastructure and facilities. While this Element also addressed operational and programmatic issues are considered, it is primarily concerned with the provision of capital facilities.

Circulation

This Element includes policies and actions addressing a broad range of topics related to infrastructure, and the physical systems of roads, trails, walkways, etc., that access to the land uses within the GPU Planning Area. Key to this element is the map that illustrates the existing and proposed circulation network. The reader is referred to the Circulation Element in the proposed General Plan for further details on this Element and the map of the existing and proposed circulation network. The Circulation Map identifies roadways (existing and proposed) by their classification type: state highway, arterial (major and minor), and collector. The Circulation Element contains specific goals and policies pertaining to the classification system. Modifications

proposed to the main corridors addressed in the Specific Plan are included for: San Pablo Avenue, Pinole Valley Road, and Appian Way.

Housing Element

The Housing Element is the only Element that must be updated every five years and is also subject to review and approval by the State of California Department of Housing and Community Development. Approval by the state is important to enable the city to receive some state grants. The housing element was prepared and is scheduled to be adopted separately by the City of Pinole in August 2010. The housing element covers a period that began on January 1, 2009 and ends on June 30, 2014.

Natural Resources and Open Space Element

This Element addresses resource conservation, including enhancement of the environment through protection of resources, preservation of biological resources, and water and energy conservation. This Element also identifies the need to protect and preserve existing open space and natural recreational areas, as well as the need to maintain those areas and create additional areas for the enjoyment of residents and the protection of the environment. This element also addresses resource issues such as water supply and quality, soils, biology, air, visual impacts and energy.

Health and Safety Element

This Element includes goals, policies, and actions intended to minimize the potential risk of death, injuries, property damage, and economic hardship and social displacement resulting from fires, floods, earthquakes, landslides, and other hazards. Additionally, this Element addresses safety and hazards related to groundwater contamination, noise, air quality, water quality, the potential release of hazardous materials into the community, and general issues related to healthcare, police and fire protection services.

Growth Management Element

The purpose of the Growth Management Element of the Pinole General Plan is to establish policies and level of service standards for growth management and traffic, and performance standards for fire, police, parks, sanitary facilities, water and flood control in order to ensure generally that public facilities are provided consistent with the adopted standards for roadways, response time objectives for fire and police, acreage requirements of recreational land uses (at one acre per 1,000 persons), and policies related to water use, wastewater disposal, and flood control. In addition, the Growth Management Element meets all the requirements of Measure J, a Growth Management Program approved by the Contra Costa County voters in 2004, and effective April 1, 2009.

Sustainability Element

This element establishes policies and action items that promote sustainability for the environment and the local economy and help establish equity for all people. The Sustainability Element also addresses the emission of greenhouse gases resulting from General Plan implementation and its impact on climate change.

Community Character Element

The Community Character Element of the General Plan is best defined as an element that will preserve and enhance, and strengthen Pinole's feel of "sense of place" and unique identity. This element intends to incorporate that feel in existing facilities, buildings and features as well as in new growth and development in Pinole; influence the future physical form of the community by guiding the quality and character of future development; and protect the existing natural and built environment that define the City of Pinole's character.

Zoning Code Update

Adoption of the updated General Plan would require amendments to the Zoning Code for consistency with the General Plan land use designations and various General Plan policies. The City plans to update its Zoning Code as part of the proposed General Plan Update project. These updates would involve the deletion, addition, and modification of certain zoning districts and development standards in order to make the Zoning Code consistent with the updated General Plan. These updates would not result in any development activities beyond those analyzed for the proposed GPU. Key issues addressed in the update include:

- Administration and Permit Procedures: streamline/simplify permit procedures, permit extensions, review administrative use permit procedures, local agency applicability
- Land Use Districts and Corresponding Uses and Standards: update allowed uses, simplify allowed use tables, eliminate unused/underutilized districts, clarify purpose, add mixed use districts from specific plans
- General Site Planning and Development Regulations: parking regulations, sign regulations
- Special Use Regulations: accessory buildings/structures
- Definitions: add new definitions, amend existing definitions
- Legal Issues: consistency with state and federal law, add required uses to certain zoning districts, density bonus provisions

Three Corridors Specific Plan

The proposed Three Corridors Specific Plan would consist of the revitalization of the San Pablo Avenue, Pinole Valley Road, and Appian Way corridors, which could include new development and/or redevelopment of various urban uses. The Three Corridors Specific Plan is intended to establish more housing choices and job opportunities within the city's commercial corridors. Due to the city's small supply of developable land, the updated General Plan and the Three Corridors Specific Plan direct the majority of the city's future growth to sites designated for mixed and multiple-family use in the San Pablo Avenue, Pinole Valley Road, and Appian Way corridors. The Three Corridors Specific Plan also identifies opportunity sites for infill mixed-use development along the city's commercial corridors in close proximity to transit and other amenities. Land uses within these three Corridors are described in the Specific Plan, with specific policies and directives established for each corridor.

- **San Pablo Avenue** – The Specific Plan establishes seven land use districts for this area. These districts will facilitate San Pablo Avenue's transformation from its current land use

configuration to the one described by the Specific Plan's vision of a narrowed, pedestrian-oriented corridor.

- **Pinole Valley Road** – The Specific Plan establishes five land use districts for this project area. The Specific Plan establishes policies that seek to focus commercial activities in combination with office and residential uses to make Pinole Valley Road into a pedestrian-oriented corridor.

- **Appian Way** – The Specific Plan established five land use districts for this project area. The Plan seeks to focus commercial, office, and residential uses to make Appian Way into a regional service and commercial corridor. The Specific Plan also establishes policies to give preference to replacing vacated and underutilized commercial areas with new office professional and commercial developments and increasing the density of a few existing residential areas along the corridor.

PROJECT OBJECTIVES

The objectives of the proposed project, which also serve as the goals of the proposed General Plan Land Use Element, are as follows:

- Preserve and enhance the natural resource, high-quality residential neighborhoods and commercial areas, and small-town (semi-rural) character of Pinole.

- Assure the City takes an active leadership role coordinating planning with neighboring jurisdictions and other public agencies.

- Preserve historic resources and ensure high-quality site planning and design.

- Preserve and strengthen the identity and quality of life of Pinole's residential neighborhood.

- Assure any development of environmentally sensitive sites protects important natural resources and recognizes hazard constraints.

- Protect and enhance the natural resources of the San Pablo Bay waterfront for the enjoyment of Pinole residents.

- Balance housing and employment opportunities to reduce trips in and out of the region and encourage commercial development which maintains and enhances the quality of the city's commercial areas, provides services for residents and broadens the tax base of the community to provide needed revenues for public services.

- Concentrate commercial development and mixed-use activity areas within the three main transportation corridors so as to provide needed services and tax revenues while enhancing the overall character of the community.

2.3 PROJECT ALTERNATIVES SUMMARY

State CEQA Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the project, which could feasibly attain the basic objectives of the project and avoid and/or lessen the environmental effects of the project. Further, the CEQA Guidelines Section 15126.6(e) requires that a "no project" alternative be evaluated in an EIR. The

alternatives analysis provides a comparative analysis between the project and the selected alternatives. In conjunction with the proposed project, the EIR qualitatively evaluates the following other land use alternatives, which include:

- Alternative 1 – No Project Alternative
- Alternative 2 – Commercial Focus/Expanded Roadways
- Alternative 3 – Residential Focus/Expanded Transit

2.4 AREAS OF CONTROVERSY

The City of Pinole was identified as the Lead Agency for the proposed project. In accordance with Section 15082 of the CEQA Guidelines, the City had prepared a Notice of Preparation (NOP) of an EIR for the project on December 18, 2006. The City was identified as the lead agency for the proposed project. The notice was circulated to the public, to local, state, and federal agencies, and to other interested parties to solicit comments on the proposed project. Two scoping meetings were held on January 10, 2007, to receive additional comments. Due to delays in the project and with the addition of the development of the Three Corridors Specific Plan, the City subsequently re-circulated the NOP on February 17, 2009. Issues raised in response to both the NOPs were considered during preparation of the Draft EIR. The complete text of the NOP and NOP comments are included as **Appendix A** to this EIR. The issues raised included:

- Compliance with Hazards Laws
- Transportation Impacts;
- Impacts Related to Septic Tanks and Abandoned Wells
- Drainage Impacts
- Impacts Related to Recycling Facilities
- Stormwater and Hydrology Impacts
- Incorporation of Low Impact Development Mitigation

2.5 SUMMARY OF ENVIRONMENTAL IMPACTS

Table 2.0-1 displays a summary of impacts for the proposed General Plan Land Use Policy Map, City of Pinole General Plan policies and action items, and proposed mitigation measures that would avoid or minimize potential impacts. In the table, the level of significance is indicated both before and after the implementation of each mitigation measure.

For detailed discussions of all mitigation measures and of proposed General Plan policies and action items that would provide mitigation for each type of environmental impact addressed in this EIR, refer to the appropriate environmental topic section (i.e., Sections 4.1 through 4.13.)

TABLE 2.0-1
GENERAL PLAN UPDATE IMPACTS AND PROPOSED MITIGATION MEASURES

Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
4.1 Land Use					
Impact 4.1.1	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would not physically divide an established community.	None applicable.	N	None required.	LS
Impact 4.1.2	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would not result in conflicts with relevant land use planning documents within and adjacent to the City of Pinole.	Policy LU.2.2, and LU.2.3, Action LU.2.3.1, Policy LU.2.4, Action GM.1.1.1, Policy OS.6.3	LS	None required.	LS
Impact 4.1.3	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) could create incompatibilities between existing and future land uses within the City of Pinole.	Policy LU.1.1, Action LU.1.1.1, Policy LU.1.2, Action LU.1.2.1,Policy LU.1.6, LU.2.4, and LU.3.2, Action LU.3.2.1, Policy LU.3.3, Action LU.3.3.1, and LU.3.3.2, Policy LU.3.4, and LU.4.1, Action LU.4.1.1, Policy LU.4.2, Action LU.4.2.1, Policy LU.4.3, Action LU.5.1.2, LU.5.3.1, and LU.5.3.2, Policy LU.6.1, Action LU.6.1.1, Policy LU.8.1, Action LU.8.1.1, Policy OS1.7,	LS	None required.	LS

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		OS.3.2, OS.3.3, OS.3.5, and OS.3.6.			
Impact 4.1.4	When considered with existing, proposed, approved, and reasonably foreseeable development in the region, implementation of the proposed project has the potential to contribute to cumulative land use conditions, resulting in significant impacts to the physical environment.	Action GM.1.1.1, Policy LU.1.1, Action LU.1.1.1, Policy LU.1.2, Action LU.1.2.1, Policy LU.1.6, LU.2.1, LU.2.2, and LU.2.3, Action LU.2.3.1, Policy LU.2.4, and LU.3.2, Action LU.3.2.1, Policy LU.3.3, Action LU.3.3.1, and LU.3.3.2, Policy LU.3.4, and LU.4.1, Action LU.4.1.1, Policy LU.4.2, Action LU.4.2.1, Policy LU.4.3, Action LU.5.1.2, LU.5.3.1, and LU.5.3.2, Policy LU.6.1, Action LU.6.1.1, Policy LU.8.1, Action LU.8.1.1, Policy OS1.7, OS.3.2, OS.3.3, OS.3.5, OS.3.6, and OS.6.3.	LCC	None required.	LCC
4.2	**Population and Housing**				
Impact 4.2.1	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would result in slight population, housing, and employment increases within the Planning Area.	Policy LU.1.1, LU.1.6 and LU.2.3, Action LU.2.3.1, Policy LU.4.3 and LU.7.3, Action LU.7.3.1, Policy LU.7.4, LU.8.3 and GM.4.2, Action GM.4.2.1	LS	None required.	LS
Impact 4.2.2	Subsequent land use activities	None applicable.	LS	None required.	LS

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	associated with implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would not result in the displacement of substantial numbers of housing units and/or persons.				
Impact 4.2.3	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would not result in substantial population, housing, and employment increases in Contra Costa County and the Bay Area.	Policy LU.1.1, LU.1.6 and LU.2.3, Action LU.2.3.1, Policy LU.4.3 and LU.7.3, Action LU.7.3.1, Policy LU.7.4, LU.8.3 and GM.4.2, Action GM.4.2.1	LCC	None required.	LCC
4.3 Air Quality					
Impact 4.3.1	Subsequent land use activities associated with implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would result in increased population and vehicle miles traveled that would exceed assumptions used to create the BAAQMD's Clean Air Plan.	Policy SE.1.2 and SE.1.3, Action SE.1.3.1, SE.1.3.2, SE.1.3.3 and SE.1.3.4, Policy SE.1.4, Action SE.1.4.1, Policy SE.2.1, Action SE.2.1.1, SE.2.1.2, SE.2.1.3, SE.2.1.4 and SE.2.1.5, Policy SE.2.2, Action SE.2.2.1, SE.2.2.2 and SE.2.2.3, Policy SE.3.3, Action SE.3.3.1, SE.3.3.2, SE.3.3.3, SE.3.3.4, SE.3.3.5 and SE.3.3.6, Policy SE.4.1, Action SE.4.1.1, SE.4.1.2, SE.4.1.3 and SE.4.1.4, Policy SE.4.2, Action SE. 4.2.1,	PS	None available.	SU

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Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	SE.4.2.2, SE.4.2.3 and SE.4.2.4, Policy SE.4.3, Action SE. 4.3.1, Policy 4.4, Action SE.4.4.1, SE.4.4.2, SE.4.4.3, SE.4.4.4, and SE.4.4.5, Policy SE.4.5, SE.4.5.1, SE.4.5.3 and SE.4.5.4, Policy SE.4.6, Action SE.4.6.1, SE.4.6.2 and SE.4.6.3, Policy SE.4.7, Action SE.4.7.1, Policy SE.6.1, Action SE.6.1.1 and SE.6.1.2, Policy SE.6.2, Action SE.6.2.1, Policy SE.6.6, SE.6.7, SE.7.1, and SE.7.2, Action SE.7.2.1, SE.7.2.2, SE.7.2.3 and SE.7.2.4, Policy SE.7.3, SE.7.4, SE.7.5, SE.7.6, SE.7.7 and SE.7.8, Action SE.7.8.1, Policy SE.7.9, SE.7.10, and SE.8.1, Action SE.8.1.1, SE.8.1.2, SE.8.1.3, SE.8.1.4, SE.8.1.5, SE.8.1.6, SE.8.1.7 and SE.8.1.8, Policy SE.8.2, Action SE.8.2.1 and SE.8.2.2, Policy SE.8.3, SE.8.4 and SE.8.6, Action SE.8.6.1, SE.8.6.2, SE.8.6.3, SE.8.6.4, and SE.8.6.5, Policy SE.8.7, Action			

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Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	SE.8.7.1, SE.8.7.2, SE.8.7.3, SE.8.7.4, SE.8.7.5 and SE.8.7.6, Policy SE.8.9 and SE.8.10, Action SE.8.10.1, SE.8.10.2 and SE.8.10.3, Policy CE.1.1, Action CE.1.1.1, CE.1.1.2 and CE.1.1.2, Policy CE.1.2, Action CE.1.2.1, CE.1.2.2 and CE.1.2.3 Policy CE.1.3, Action CE.1.3.1 and CE.1.3.2, Policy CE.1.4, Action CE.1.4.1, CE.1.4.2, CE.1.4.3 and CE.1.4.4, Policy CE.1.5, Action CE.1.5.1, Policy CE.1.6, Action CE.1.6.1 and CE.1.6.2, Policy CE.5.1, Action CE.5.1.1 and CE.5.1.2, Policy CE.5.3 and CE.5.4, Action CE.5.4.1 and CE.5.4.2, Policy CE.6.1, Action CE.6.1.1 and CE.6.1.2, Policy CE.6.2, Action CE.6.2.1, CE.6.2.2, CE.6.2.3, CE.6.2.4, CE.6.2.5 and CE.6.2.6, Policy CE.6.3, Action CE.6.3.1, CE.6.3.2, CE.6.3.3, CE.6.3.4, CE.6.3.5, CE.6.3.6 and CE.6.3.7, Policy CE.7.1, Action			

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure		Resulting Level of Significance
		CE.7.1.1, CE.7.1.2 and CE.7.1.3, Policy CE.7.2, Action CE.7.2.1, CE.7.2.2, CE.7.2.3 and CE.7.2.4, Policy CE.7.3, Action CE.7.3.1, CE.7.3.2, CE.7.3.3 and CE.7.3.4, Policy CE.7.4, Action CE.7.4.1, Policy CE.8.1, Action CE.8.1.1 and CE.8.1.2, Policy CE.8.2 and CE.8.3, Action CE.8.3.1, CE.8.3.2 and CE.8.3.3, Policy CE.8.4, Action CE.8.4.1.				
Impact 4.3.2	Subsequent land use activities associated with implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) could result in short-term construction emissions that could violate or substantially contribute to violations of federal and state ambient air quality standards.	None applicable.	PS	**MM 4.3.2**	The proposed General Plan Update shall include a policy that would require the use of BAAQMD-approved criteria air pollutant reducing *Basic Construction Mitigation Measures* to all future construction projects within the GPU Planning Area where feasible whether or not construction-related emissions exceed applicable *Thresholds of Significance*. These best management practices include the following: 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access	LS

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Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section	

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Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. 8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations (BAAQMD, 2010).	
Impact 4.3.3 Subsequent land use activities associated with implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update)	(see policies and actions listed under Impact 4.3.1)	PS	None available.	SU

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	could result in long-term, operational emissions that could violate or substantially contribute to violations of federal and state ambient air quality standards.				
Impact 4.3.4	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would result in increased population and employment that would result in level of service operations that would be inconsistent with the region's congestion management program	Action CE.3.1.1	PS	mitigation measure **MM 4.4.2**	LS
Impact 4.3.5	Subsequent land use activities associated with implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) could result in projects that would include sources of toxic air contaminants which could affect surrounding land use. Subsequent land use activities could also place sensitive land uses near existing sources of toxic air contaminants. These factors could result in the exposure of sensitive receptors to substantial concentrations of toxic air contaminants and/or fine particulate matter.	Policy SE.7.1, SE.7.9 and LU.3.3	PS	None available.	SU
Impact 4.3.6	Subsequent land use activities associated with implementation of	Policy SE.7.1, SE.7.9 and LU.3.3	PS	**MM 4.3.6a** The proposed General Plan Update shall include an action	LS

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Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) could include sources that could create objectionable odors affecting a substantial number of people or expose new residents to existing sources of odor.			item that shall require the city to update the Zoning Code to require the City to identify the location of existing odor sources in the city. **MM 4.3.6b** The following policy shall be incorporated into the Sustainability Element of the General Plan: • When new development that would be a source of odors is proposed near residences or sensitive receptors, either adequate buffer distances shall be provided (based on recommendations and requirements of the BAAQMD CEQA Air Quality Guidelines) or filters or other equipment/solutions shall be provided to reduce the potential exposure to acceptable levels. Potential mitigation associated with this policy requirement will be coordinated with any required permit conditions from BAAQMD. • When new residential or other sensitive receptors are proposed near existing sources of odors, either adequate buffer distances	

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
				shall be provided (based on recommendations and requirements of the BAAQMD CEQA Air Quality Guidelines) or filters or other equipment/solutions shall be provided to the source to reduce the potential exposure to acceptable levels.	
Impact 4.3.7	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update), in combination with cumulative development in the SFBAAB, would result in a cumulatively considerable net increase of ozone and coarse and fine particulate matter.	(see policies and actions listed under Impact 4.3.1)		None available.	CC
4.4	**Traffic and Circulation**				
Impact 4.4.1	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would result in an increase in freeway mainline volumes during the AM and PM peak hours.	Policy CE.1.2, Action CE.1.2.1 , and CE.1.2.2, Policy CE.1.6, Action CE.1.6.1, and CE.1.6.2, Policy CE.2.2, Action CE.2.2.1 and CE.2.2.2, Policy CE.3.3, Action CE.3.3.1, and CE.3.3.2, Policy CE.6.1.		None feasible.	SU
Impact 4.4.2	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning	Policy CE.1.2, Action CE.1.2.1 , CE.1.2.2, and CE.1.2.3, Policy CE.1.6,	S	Widening of the intersection of Pinole Valley Road and I-80 eastbound ramps would be required to reduce the v/c to meet the LOS standard. However, since this	LS

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure		Resulting Level of Significance
	Code Update) would result in an increase in volume-to-capacity (v/c) ratios and a decrease in LOS on study intersections during the AM and PM peak hours.	Action CE.1.6.1, and CE.1.6.2, Policy CE.3.1, Action CE.3.1.1, CE.3.1.2, and CE.3.1.3, Policy CE.3.2, and CE.3.3, Action CE.3.3.1, and CE.3.3.2, Policy CE.3.4, Action CE.3.4.1.		intersection is at the freeway ramps, an alternative analysis was performed using the Highway Capacity Manual methodology required by Caltrans. This methodology takes into considerations the signal timing and operations of the intersection and establishes the LOS based on delays at the intersection. With this methodology the intersection would operate at LOS D with a delay of 48.4 seconds during the PM peak hour. This LOS D would be similar to that for the No Project and proposed project without the narrowing when using the HCM methodology. The proposed project exceeds the adopted LOS standards for the intersections on portions of San Pablo Avenue in Old Town. Maintaining the intersections with the additional travel lane to accommodate automobiles and trucks would address only one facet of transportation within the GPU Planning Area. The proposed project seeks to amend the LOS established by policy to a less restrictive standard. Because about 75 percent of the traffic on this roadway originates from outside of the GPU Planning Area and uses the roadway as a convenient by-pass for the freeway, the City would prefer a more balanced transportation corridor and seeks to redirect inter-regional traffic back to the freeway, or to alternative modes of transportation such as bicycles, buses, and rail. This modification to the policy would eliminate the need to construct certain improvements at the intersections and result in a **less than significant** impact. Note that the impacts to the mainline freeway are only marginally worsened as a result of this approach. See Table 4.4-9.		
Impact 4.4.3	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would conflict with	Action CE.3.1.1	S	**MM 4.4.3**	Action CE.3.1.1 of the Circulation Element of the General Plan shall be revised to read: Work with WCCTAC and CCTA to revise the Action Plan	SU

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	the multimodal transportation service objectives (MTSOs) identified in the West County Action Plan.			level of service standard for San Pablo Avenue within Old Town to LOS F and for Appian Way between Mann Drive and I-80 to LOS E as well as new MTSO's that reflect non-motorized LOS.	
Impact 4.4.4	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would result in changes to the circulation network. However, the changes would not increase hazards due to a design feature or incompatible uses.	Action CE.2.1.3, Action CE.4.4.2 and CE.7.3.4, Policy CE.7.4, Action CE.7.4.1 and CE.8.1.1, Policy CE.8.3, Action LU.8.1.1, LU.8.2.1, and LU.8.3.1.	LS	None required.	LS
Impact 4.4.5	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would result in an increase in vehicular traffic and changes to the roadway network, which may potentially increase emergency access conflicts.	Action CE.2.1.3 and CS.2.5.5	LS	None required.	LS
Impact 4.4.6	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would support continued and expanded transit use, bicycling, and walking throughout the city, although changes to the roadway network may potentially affect bus operations.	Policy CE.1.3, Action CE.1.3.1 and, CE.1.3.2, Policy CE.1.4, Action CE.1.4.1, CE.1.4.2, CE.1.4.3 and CE.1.4.4, Policy CE.1.5, Action CE.1.5.1, Policy CE.1.6, Action CE.1.6.1 and CE.1.6.2.	LS	None required.	LS
Impact 4.4.7	Implementation of the proposed project (General Plan Update, Three	Policy CE.1.2, Action CE.1.2.1 , CE.1.2.2, and	CC	mitigation measure **MM 4.4.3**	LCC

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	Corridors Specific Plan, and Zoning Code Update) would result in cumulative transportation impacts.	CE.1.2.3, Policy CE.1.6, Action CE.1.6.1, and CE.1.6.2, Policy CE.3.1, Action CE.3.1.1, CE.3.1.2, and CE.3.1.3, Policy CE.3.2, and CE.3.3, Action CE.3.3.1, and CE.3.3.2, Policy CE.3.4, Action CE.3.4.1.			
Impact 4.4.8	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would conflict with the multimodal transportation service objectives (MTSOs) identified in the West County Action Plan.	Action CE.3.1.1	CC	mitigation measure **MM 4.4.3**	CC
Impact 4.4.9	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update), in combination with pending or approved major projects within the city as well as consideration of regional activities, would result in changes to the circulation network. The changes are not anticipated to increase hazards due to a design feature or incompatible uses.	Action CE.2.1.3, CE4.4.2 and CE.7.3.4, Policy CE.7.4, Action CE.7.4.1 and CE.8.1.1, Policy CE.8.3, Action LU.8.1.1, LU.8.2.1 and LU.8.3.1	LCC	None required.	LCC

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure		Resulting Level of Significance
Impact 4.4.10	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update), in combination with pending or approved major projects within the city as well as consideration of regional activities, would result in an increase in vehicular traffic and changes to the roadway network, which may potentially increase emergency access conflicts.	Action CE.2.1.3 and CS.2.5.5	LCC	None required.		LCC
Impact 4.4.11	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) in combination with pending or approved major projects within the city as well as consideration of regional activities, would support continued and expanded transit use, bicycling, and walking throughout the city, although changes to the roadway network may potentially affect bus operations.	Policy CE.1.3, Action CE.1.3.1 and, CE.1.3.2, Policy CE.1.4, Action CE.1.4.1, CE.1.4.2, CE.1.4.3 and CE.1.4.4, Policy CE.1.5, Action CE.1.5.1, Policy CE.1.6, Action CE.1.6.1 and CE.1.6.2.	CC	**MM 4.4.11**	Work with WestCAT and AC Transit to construct additional bus turnouts along the following Pinole Roadways: San Pablo Avenue, Pinole Valley Road, Appian Way & Fitzgerald Drive.	LCC
4.5 Noise						
Impact 4.5.1	The proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) could result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards	Policy HS.8.1, Action HS.8.1.1, HS.8.1.2 and HS.8.1.3, Policy HS.8.2, Action HS.8.2.1, HS.8.2.2 and HS.8.2.3, Policy HS.8.3 and HS.9.1, Action	LS	None required.		LS

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	of other agencies. However, the proposed Pinole General Plan Update's mitigating policies and actions ensure the impact will be less than significant.	HS.9.1.1.			
Impact 4.5.2	Construction activities associated with the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) could result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project and could result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies.	Policy HS.8.1, Action HS.8.1.1 and HS.8.1.2.	LS	None required.	LS

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure		Resulting Level of Significance
Impact 4.5.3	The proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) could result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project and could result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan, as a result of increased traffic on the roadway network. In addition, future development of noise-sensitive land uses could be exposed to roadway and/or railroad noise levels in excess of the City's noise standards.	Policy HS.8.1, Action HS.8.1.2 and HS.8.1.3, Policy HS.8.3.	PS	**MM 4.5.3a**	The following policy shall be incorporated into the Health and Safety Element under Goal HS.8: New development of noise-sensitive land uses will not be permitted in areas exposed to existing or planned transportation noise sources that exceed the levels specified in Policy HS.8.1 of the proposed General Plan Update, unless the project design includes measures to reduce exterior and interior noise levels to those specified in Policy HS.8.1 of the proposed General Plan Update.	LS
				MM 4.5.3b	The following policy shall be incorporated into the Health and Safety Element under Goal HS.8: Require site-specific noise studies for noise-sensitive projects which may be affected by railroad noise, and incorporate noise attenuation measures into the project design to reduce any impacts.	
Impact 4.5.4	Sensitive land uses would not be exposed to aircraft noise in excess of applicable noise standards for land use compatibility.	None applicable.	LS	None required.		LS

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure		Resulting Level of Significance
Impact 4.5.5	Subsequent development associated with the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) could result in new noise-sensitive land uses encroaching upon existing or proposed stationary noise sources or new stationary noise sources encroaching upon existing or proposed noise-sensitive land uses. This could result in a substantial permanent increase in ambient noise levels in the project vicinity above existing levels or could result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies.	Policy HS.8.1, Action HS.8.1.1, HS.8.1.2 and HS.8.1.3, Policy HS.8.2, Action HS.8.2.1, HS.8.2.2 and HS.8.2.3, Policy HS.8.3 and HS.9.1, Action HS.9.1.1.	PS	Implementation of mitigation measures **MM 4.5.3a** and **MM 4.5.3b**		LS
Impact 4.5.6	The proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) could result in exposure of persons to or generation of excessive groundborne vibration levels.	None applicable.	PS	**MM 4.5.6**	The following mitigation shall be implemented as an action under Policy HS 8.1: Require the use of temporary construction noise control measures including the use of temporary noise barriers, temporary relocation of noise-sensitive land uses, or other appropriate measures as mitigation for noise generated during construction of public and/or private projects.	LS
Impact 4.5.7	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning	Policy HS.8.1, Action HS.8.1.2 and HS.8.1.3, Policy HS.8.3.	CC	None available.		CC

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	Code Update), in combination with other development in nearby areas in Contra Costa County, would increase transportation noise along area roadways.				
4.6 Hazards and Human Health					
Impact 4.6.1	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) could include the routine transportation, use, or disposal of hazardous materials on the Planning Area transportation network.	Policy HS.3.6	LS	None required.	LS
Impact 4.6.2	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) could include land uses that have the potential to result in an increased risk of release of hazardous materials.	Policy CS.2.1, Action CS.2.3.1, CS.2.3.5, and CS. 2.3.6, Policy HS.3.5, Action HS.3.5.1, HS.3.5.3 and HS.3.5.4	LS	None required.	LS
Impact 4.6.3	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) could consist of land uses having the potential to result in an increased risk of release of hazardous materials.	Policy CS.2.1, Action CS.2.3.1, CS.2.3.5, and CS.2.3.6, Policy HS.3.5, Action HS.3.5.1, HS.3.5.3 and HS.3.5.4	LS	None required.	LS
Impact 4.6.4	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) could impair implementation of or physically	Action HS.4.1.1, HS.4.1.2, HS.4.1.3, HS.4.1.4 HS.4.2.2 and CD.2.1.3	LS	None required.	LS

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure		Resulting Level of Significance
	interfere with the City's Emergency Operations Plan (EOP).					
Impact 4.6.5	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would not cumulatively contribute to regional hazards.	Policy CS.2.1, Action CS.2.3.1, CS.2.3.5 and CS.2.3.6,Policy HS.3.5, Action HS.3.5.1, HS.3.5.3, and HS.3.5.4, Policy HS.3.6, Action HS.4.1.1, HS.4.1.2, HS.4.1.3, HS.4.1.4, and HS.4.2.2	LCC	None required.		LCC
4.7 Biological Resources						
Impact 4.7.1	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would result in direct and indirect loss of habitat and individuals of endangered, threatened, rare, proposed, and candidate plant and wildlife species, plant species identified by the California Native Plant Society with a rating of List 1A or 1B (i.e., rare, threatened, or endangered plants) as well as animal and plant species of concern and other non-listed special-status species.	Policy OS.1.1, OS.1.2, OS.1.4, OS.1.5, OS.1.8, OS.2.1, OS.2.2, OS.2.3, OS.2.5, OS.2.6, OS.2.8, OS.2.9, OS.3.1, OS.3.2, OS.3.3, OS.3.5, OS.3.6, OS.3.8, OS.3.9, and OS.3.10	LS	None required.		LS
Impact 4.7.2	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would result in disturbance, degradation, and removal of riparian habitat, coastal	Policy OS.1.1, OS.1.4, OS.1.5, OS.1.8, OS.2.1, OS.2.2, OS.2.3, OS.2.5, OS.2.6, OS.3.1, OS.3.3, OS.3.5, OS.3.6, OS.3.7, OS.3.9, OS.8.6 and	PS	**MM 4.7.2a**	The following mitigation shall be incorporated as an action under proposed General Plan Update Policy OS.1.1: Require a minimum 100-foot setback from the top of creek banks	LS

Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure		Resulting Level of Significance
oak woodland, and wetland habitats.	OS.8.7			(Pinole Creek, Catty Creek, Duncan Canyon/Cole Creek, Shady Draw, Faria Creek, and Roble Creek) for development and associated above-ground infrastructure. Analyze the adequacy of a 100-foot setback as a part of project and environmental review, and require a larger setback where necessary to mitigate project impacts.	
			MM 4.7.2b	The following mitigation shall be incorporated as an action under proposed General Plan Update Policy OS.1.1: The City shall require biological resources evaluation for discretionary projects in areas identified to contain or possibly contain plant and/or wildlife species designated by state and federal agencies as rare, threatened, or endangered. This evaluation shall be conducted prior to the authorization of any ground disturbance. For proposed projects in which plant and/or wildlife species designated by state and federal agencies as rare, threatened, or endangered are found, the City shall require feasible mitigation of impacts to those species that ensure that the project does not	

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
				contribute to the decline of the affected species such that their decline would impact the viability of the species. Such mitigation measures may include providing and permanently maintaining similar quality and quantity of replacement habitat, enhancing existing habitat areas, or paying fees towards to an approved habitat mitigation bank. Replacement habitat may occur either on-site or at approved off-site locations. Feasible mitigation shall be determined by the City after the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG) are provided an opportunity to comment. Mitigation shall emphasize a multi-species approach to the maximum extent feasible. This may include development or participation in a habitat conservation plan.	
Impact 4.7.3	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would result in substantial adverse impacts to and the potential loss of jurisdictional waters of the U.S.	Policy OS.1.1, OS.1.2, OS.1.4, OS.1.5, OS.1.8, OS.2.1, OS.2.2, OS.2.3, OS.2.5, OS.2.6, OS.3.3, OS.3.5, OS.3.6, OS.3.7, OS.8.6, OS.8.7 and OS.8.8	LS	None required.	LS

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Impact 4.7.4	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) could interfere substantially with the movement of native resident or migratory fish or wildlife species.	Policy OS.1.1, OS.1.4, OS.1.5, OS.1.8, OS.2.1, OS.2.2, OS.2.3, OS.2.5, OS.2.6, OS.2.8, OS.2.9, OS.3.1, OS.3.3, OS.3.5 and OS.3.7,	PS	None required.	LS
Impact 4.7.5	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any adopted biological resources recovery or conservation plan of any federal or state agency.	None applicable.	N	None required.	N
Impact 4.7.6	Implementation of the proposed General Plan and associated project components (Three Corridors Specific Plan and Zoning Code Update), together with past, present, and probable future projects in the Planning Area and larger regional context, would result in a cumulatively significant loss of biological resources in the region.	Policy OS.1.1, OS.1.2, OS.1.4, OS.1.5, OS.1.8, OS.2.1, OS.2.2, OS.2.3, OS.2.5, OS.2.6, OS.2.8, OS.2.9, OS.3.1, OS.3.2, OS.3.3, OS.3.5, OS.3.6, OS.3.7, OS.3.8, OS.3.9, OS.3.10, OS.8.6, OS.8.7 and OS.8.8	LCC	**MM 4.7.2a** and **MM 4.7.2b**	LCC
4.8 Geology and Soils					
Impact 4.8.1	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would result in the construction of projects over a	Policy HS.3.1, Action HS.3.1.1, Policy HS.3.2, HS.3.3, and HS.3.4, Action HS.3.4.1, and HS.3.4.2	LS	None required.	LS

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	seismically hazardous area.				
Impact 4.8.2	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would result in increased soil, wind, and water erosion and loss of topsoil, due to grading activities within the Planning Area.	Policy HS.3.1, Action HS.3.1.1, Policy HS.3.2, HS.3.3, and HS.3.7, Action HS.3.7.2, and HS.7.1.2	LS	None required.	LS
Impact 4.8.3	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) may result in construction in areas subject to landslide.	Policy HS.3.1, Action HS.3.1.1, Policy HS.3.2, HS.3.3, and Action HS.3.7.2	LS	None required.	LS
Impact 4.8.4	Implementation of the proposed (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would expose buildings, pavements, and utilities to significant damage as a result of underlying expansive or unstable soil properties.	Policy HS.3.1, Action HS.3.1.1, Policy HS.3.2, HS.3.3, and Action HS.3.7.2	LS	None required.	LS
Impact 4.8.5	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update), in combination with existing, planned, proposed, and reasonably foreseeable development, would not contribute to cumulative geologic, seismic, and soil impacts, as the impacts would be site-specific and not	Policy HS.3.1, Action HS.3.1.1, Policy HS.3.2, HS.3.3, and HS.3.4, Action HS.3.4.1, and HS.3.4.2, Policy HS.3.7, Action HS.3.7.2, and HS.7.1.2	LCC	None required.	LCC

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure		Resulting Level of Significance
	additive in character.					
4.9	**Hydrology and Water Quality**					
Impact 4.9.1	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) could result in the discharge of polluted runoff during construction and operation of future urban development potentially violating water quality standards or otherwise substantially degrading surface water quality.	Action HS.2.1.3, HS.5.3.5 and HS.7.2.2, Policy HS.7.3, Action HS.7.3.1 and HS.7.3.2, Policy HS.7.4, Action HS.7.4.1 and HS.7.4.2, Policy HS.7.5, Action HS.7.5.1 and HS.7.5.2, Policy OS.1.7, Action OS.1.7.1, Policy OS.1.8, Action OS.1.8.2, Policy OS.2.4, Action OS.2.4.1 and OS.2.4.2, Policy OS.2.7, Action OS.3.6.1 and OS.3.6.2, Policy OS.8.2, OS.8.5 and OS.8.8, Action OS.8.8.1, OS.8.8.2, OS.8.8.3, OS.8.8.4, OS.8.8.5, OS.8.8.6, OS.8.8.7. SE.9.1.4, SE.9.1.5, SE.9.1.7 and SE.9.1.8.	PS	**MM 4.9.1**	General Plan Action HS.2.1.3 shall be revised as follows: Establish land use controls for properties that abut Pinole Creek in order to minimize potential conflicts between flood, resource protection and recreational goals. Adopt new development regulations that require applications for new development projects to adhere to pertinent local, state, and federal agency requirements. City Development regulation for properties that abut the Creek shall specify appropriate land uses and ensure that new projects will take into account issues including flow velocity, sediment load, and volume within Pinole Creek.	LS
Impact 4.9.2	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) could result in the degradation of groundwater quality resulting from construction and operation of	Policy OS.8.4, Action OS.8.4.1, Policy OS.8.5, Action OS.8.8.1, OS.8.8.2, OS.8.8.6, OS.8.8.7and SE.9.1.8.	LS	None required.		LS

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	future urban development.				
Impact 4.9.3	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would not require the use of any groundwater supplies.	Action HS.7.2.1, Policy OS.1.7, Action OS.1.7.1, Policy OS.1.8, Action OS.1.8.2, Policy OS.2.4, Action OS.2.4.1 and OS.2.4.2, Policy OS.2.7, Action OS.3.6.1 and OS.3.6.2, Policy OS.8.2 and OS.8.3, Action OS.8.8.5, OS.8.8.6, SE.9.1.4, and SE.9.1.8.	N	None required.	N
Impact 4.9.4	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would increase impervious surfaces and alter drainage conditions and rates in the Planning Area, which could result in increased runoff and potential flooding impacts.	Policy CS.7.1, CS.7.2 and CS.7.3, Action CS.7.3.1, Policy CS.7.4, Action HS.2.1.3, Policy HS.2.2, Action HS.2.2.1, Policy HS.2.3, Action HS.2.5.1, HS.2.5.2, OS.8.8.3, OS.8.8.5, OS.8.8.6, SE.9.1.4 and SE.9.1.7.	LS	None required.	LS
Impact 4.9.5	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) and its associated project components could create or contribute stormwater runoff water which would exceed the capacity of the City's stormwater drainage system.	Policy CS.7.1 and CS.7.2, Action SE.9.1.4, SE.9.1.7, and SE.9.1.8.	LS	None required.	LS

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure		Resulting Level of Significance
Impact 4.9.6	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) could result in the development of urban uses within areas subject to flooding, dam failure inundation, and/or sea level rise.	Action LU.5.3.1 and LU.5.3.2, Policy LU.6.1, Action LU.6.1.1, Policy CS.7.1, CS.7.2 and CS.7.3, Action CS.7.3.1, Policy CS.7.4, Action CS.7.4.1 and HS.2.1.3, Policy HS.2.2, Action HS.2.2.1, Policy HS.2.4, Action HS.2.4.1, Policy HS.4.1, Action HS.4.1.1, HS.4.1.2, HS.4.1.3, HS.4.1.4 and HS.4.1.5, Policy HS.4.2, Action HS.4.2.1, HS.4.2.2 and HS.4.2.3, Policy HS.4.3, Action HS.4.3.1, HS.7.2.1 and OS.2.4.12, Policy OS.1.8 and OS.8.2.	PS	**MM 4.9.6a** **MM 4.9.6b** **MM 4.9.6c**	The City of Pinole shall work with the Bay Conservation and Development Commission (BCDC) to implement strategies to adapt to Bay-related impacts of climate change. The City shall work with BCDC to develop a vulnerability analyses for its shoreline and to address shoreline management issues that cross jurisdictional boundaries. The City will continue to implement the Municipal Code flood protection standards for development within a FEMA-designated Special Flood Hazard Area and will coordinate with FEMA and other agencies in the evaluation and mitigation of future flooding hazards that may occur as a result of sea level rise. The City shall pursue funding for adequate protection from sea level rise and continued subsidence and construction in areas threatened by sea level rise and/or settlement.	LS
Impact 4.9.7	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update), in combination with other development activities within	Action HS.2.1.3, HS.5.3.5 and HS.7.2.2, Policy HS.7.3, Action HS.7.3.1 and HS.7.3.2, Policy HS.7.4, Action	PCC	MM 4.9.1		LCC

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	the watershed, would contribute to a cumulative degradation of water quality from construction activities and increased urban runoff.	HS.7.4.1 and HS.7.4.2, Policy HS.7.5, Action HS.7.5.1 and HS.7.5.2, Policy OS.1.7, Action OS.1.7.1, Policy OS.1.8, Action OS.1.8.2, Policy OS.2.4, Action OS.2.4.1 and OS.2.4.2, Policy OS.2.7, Action OS.3.6.1 and OS.3.6.2, Policy OS.8.2 and OS.8.4, Action OS.8.4.1, Policy OS.8.5 and OS.8.8, Action OS.8.8.1, OS.8.8.2, OS.8.8.3, OS.8.8.4, OS.8.8.5, OS.8.8.6, OS.8.8.7. SE.9.1.4, SE.9.1.5, SE.9.1.7 and SE.9.1.8.			
Impact 4.9.8	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) could increase impervious surfaces and alter drainage conditions and rates in the Planning Area, which could contribute to cumulative flood conditions in the Pinole Creek watershed and San Pablo Bay.	Action LU.5.3.1 and LU.5.3.2, Policy LU.6.1, Action LU.6.1.1, Policy CS.7.1, CS.7.2 and CS.7.3, Action CS.7.3.1, Policy CS.7.4, Action CS.7.4.1 and HS.2.1.3, Policy HS.2.2, Action HS.2.2.1, Policy HS.2.4, Action HS.2.4.1, Policy HS.4.1, Action HS.4.1.1, HS.4.1.2, HS.4.1.3, HS.4.1.4 and HS.4.1.5, Policy HS.4.2, Action HS.4.2.1,	CC	MM 4.9.1, MM 4.9.6a, MM 4.9.6b, and MM 4.9.6c	LCC

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure		Resulting Level of Significance
		HS.4.2.2 and HS.4.2.3, Policy HS.4.3, Action HS.4.3.1, HS.7.2.1 and OS.2.4.12, Policy OS.1.8 and OS.8.2, Action SE.9.1.4, SE.9.1.7, and SE.9.1.8.				
4.10 Cultural and Paleontological Resources						
Impact 4.10.1	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) could result in the potential disturbance of cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) and human remains.	Policy CC.1.4 and CC.4.2, Action CC.4.2.1, CC.4.2.2 and CC.4.2.3, Policy CC.4.3, Action CC.4.3.1 and CC.4.3.2, Policy LU.3.4, Action LU.3.4.1.	PS	**MM 4.10.1a**	The City shall include the following as an action in the Community Character Element of the General Plan Update. Cultural resources studies (i.e., archaeological and historical investigations) shall be required for all applicable discretionary projects, in accordance with CEQA regulations, for areas not previously surveyed and/or that are sensitive for cultural resources. The studies should identify cultural resources (i.e., prehistoric sites, historic sites, and historic buildings/structures) in the project area, determine their eligibility for inclusion in the California Register of Historical Resources, and provide feasible and appropriate measures for the protection of any historical resources or unique archaeological resources to maximum extent feasible.	LS

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Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure		Resulting Level of Significance
				Cultural resources studies should be completed by a professional archaeologist or architectural historian that meets the Secretary of the Interior's Professional Qualifications Standards in archaeology.	
			MM 4.10.1b	The City shall include the following as an action in the Community Character Element of the General Plan Update. Should any cultural resources such as structural features, unusual amounts of bone or shell, artifacts, or architectural remains be encountered during development activities, work shall be suspended within 50 feet of the discovery and the City of Pinole Community Development Department shall be immediately notified. At that time, the City will coordinate any necessary investigation of the discovery with an appropriate specialist (e.g., archaeologist or architectural historian). The project proponent shall be required to implement any mitigation necessary for the protection of cultural resources. The City of Pinole and the project applicant shall consider	

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				mitigation recommendations presented by a qualified archaeologist or other appropriate technical specialist for any unanticipated discoveries. The City and the project applicant shall consult and agree upon implementation of a measure or measures that the City and project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.	
			MM 4.10.1c	The City shall include the following as an action in the Community Character Element of the General Plan Update. If human remains are discovered, all work must halt within 50 feet of the find, the City of Pinole Community Development Department shall be notified, and the County Coroner must be notified according to Section 5097.98 of the California Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will	

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					notify the Native American Heritage Commission and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.	
Impact 4.10.2	Adoption of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) could result in the potential damage or destruction of undiscovered paleontological resources.	Policy CC.4.3	PS	**MM 4.10.2**	The City shall include the following as an action in the Community Character Element of the General Plan Update. Should any potentially unique paleontological resources (fossils) be encountered during development activities, work shall be suspended within 50 feet of the discovery and the City of Pinole Planning Department shall be immediately notified. At that time, the City will coordinate any necessary investigation of the discovery with a qualified paleontologist. The project proponent shall be required to implement any mitigation necessary for the protection of paleontological resources. The City and the project applicant shall consider the mitigation recommendations of the qualified paleontologist for any unanticipated discoveries. The City and the project applicant shall consult and agree upon implementation of a measure or measures that the	LS

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
				City and project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.	
Impact 4.10.3	Adoption of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update,) along with foreseeable development in the region, could result in the disturbance of cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) and human remains.	Policy CC.1.4 and CC.4.2, Action CC.4.2.1, CC.4.2.2 and CC.4.2.3, Policy CC.4.3, Action CC.4.3.1 and CC.4.3.2, Policy LU.3.4, Action LU.3.4.1.	CC	Implementation of mitigation measures **MM 4.10.1a**, **4.10.1b, 4.10.1c,** and **4.10.2**	LCC
Impact 4.10.4	Adoption of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update), along with any foreseeable development in the region, could result in the potential disturbance of paleontological resources (i.e., fossils and fossil formations).	Policy CC.4.3	CC	Implementation of mitigation measure **MM 4.10.2**	LCC
4.11 Visual Resources					
Impact 4.11.1	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would encourage new development and	Action LU.4.2.1, Policy LU.4.3, Action LU.4.3.1, Policy LU.5.1, Action LU.5.1.1, Policy LU.5.2.	LS	None required.	LS

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	redevelopment activities that could potentially degrade existing scenic vistas.				
Impact 4.11.2	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) could result in the alteration of visual character.	Policy LU.1.3, Action LU.1.3.1, and LU.1.3.2, Policy LU.1.4, Action LU.1.4.1, and LU.1.4.2, Policy LU.1.5, Action LU.1.5.1, Policy LU.1.6, Action LU.1.6.1, Policy LU.3.1, Action LU.3.1.1, Policy LU.3.2, Action LU.3.2.1, Policy LU.3.3, Action LU.3.3.1, and LU.3.3.2, Policy LU.3.4, Action LU.3.4.1, Policy LU.4.1, Action LU.4.1.1 and LU.4.1.2, Policy LU.4.2, Action LU.4.2.1, Policy LU.4.3, Action LU.4.3.1, Policy LU.5.1, Action LU.5.1.1, Policy LU.5.2, and CC.1.1, Action CC.1.1.1, CC.1.1.2, CC.1.1.3, and CC.1.1.4, Policy CC.1.2, Action CC.1.2.1, and CC.1.2.2, Policy CC.1.3, Action CC.1.3.1, and CC.1.3.2, Policy CC.1.4, Action CC.1.4.1, and CC.1.4.2, Policy CC.1.5, Action CC.1.5.1, CC.1.5.2, and	LS	None required.	LS

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		CC.1.5.3, Policy CC.2.1, Action CC.2.1.1, CC.2.1.3, and CC.2.1.5, Policy CC.2.2, Action CC.2.2.1, CC.2.2.2, CC.2.2.3, CC.2.2.4, CC.2.2.5, and CC.2.2.6, Policy CC.4.2, and CC.5.1, Action CC.5.1.2, Policy CC.5.3, Action CC.5.3.1, and CC.5.3.2, Policy OS.3.3, OS.3.6, OS.3.14, and OS.6.1, Action OS.6.1.1, and OS.6.1.2, Policy OS6.2, Action OS.6.2.1, Policy OS.6.4, and OS.6.5.			
Impact 4.11.3	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would result in the intensification of land uses within the GPU Planning Area, which has the potential to create new sources of daytime glare and nighttime illumination.	Policy CC.2.3, Action CC.2.3.1, CC.2.3.2, CC.2.3.3, and CC.2.3.4.	LS	None required.	LS
Impact 4.11.4	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update), along with foreseeable development in the region, would not result in the	Policy LU.1.3, Action LU.1.3.1, and LU.1.3.2, Policy LU.1.4, Action LU.1.4.1, and LU.1.4.2, Policy LU.1.5, Action LU.1.5.1, Policy LU.1.6,	LCC	None required.	LCC

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Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
significant conversion of the city's visual character.	Action LU.1.6.1, Policy LU.3.1, Action LU.3.1.1, Policy LU.3.2, Action LU.3.2.1, Policy LU.3.3, Action LU.3.3.1, and LU.3.3.2, Policy LU.3.4, Action LU.3.4.1, Policy LU.4.1, Action LU.4.1.1 and LU.4.1.2, Policy LU.4.2, Action LU.4.2.1, Policy LU.4.3, Action LU.4.3.1, Policy LU.5.1, Action LU.5.1.1, Policy LU.5.2, and CC.1.1, Action CC.1.1.1, CC.1.1.2, CC.1.1.3, and CC.1.1.4, Policy CC.1.2, Action CC.1.2.1, and CC.1.2.2, Policy CC.1.3, Action CC.1.3.1, and CC.1.3.2, Policy CC.1.4, Action CC.1.4.1, and CC.1.4.2, Policy CC.1.5, Action CC.1.5.1, CC.1.5.2, and CC.1.5.3, Policy CC.2.1, Action CC.2.1.1, CC.2.1.3, and CC.2.1.5, Policy CC.2.2, Action CC.2.2.1, CC.2.2.2, CC.2.2.3, CC.2.2.4, CC.2.2.5, and CC.2.2.6, Policy CC.2.3, Action CC.2.3.1, CC.2.3.2,			

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		CC.2.3.3, and CC.2.3.4, Policy CC.4.2, and CC.5.1, Action CC.5.1.2, Policy CC.5.3, Action CC.5.3.1, and CC.5.3.2, Policy OS.3.3, OS.3.6, OS.3.14, and OS.6.1, Action OS.6.1.1, and OS.6.1.2, Policy OS6.2, Action OS.6.2.1, Policy OS.6.4, and OS.6.5.			
4.12 Public Services and Utilities					
Impact 4.12.1.1	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) could result in increased demand for fire protection and emergency medical services within the GPU Planning Area.	Policy CS.2.3, Action CS.2.3.1, CS.2.3.2, CS.2.3.3, CS.2.3.4, CS.2.3.5, CS.2.3.6, and CS.2.3.7, Policy CS.2.4, Action CS.2.4.1, and CS.2.4.2, Policy HS.1.1, Action HS.1.1.1, and HS.1.1.3, Policy HS.1.2, Action HS.1.2.2.	LS	None required.	LS
Impact 4.12.1.2	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan and Zoning Code Update), along with other planned development and redevelopment within the GPU Planning Area, would contribute to the cumulative demand for fire protection and emergency medical services.	Policy CS.2.3, Action CS.2.3.1, CS.2.3.2, CS.2.3.3, CS.2.3.4, CS.2.3.5, CS.2.3.6, and CS.2.3.7, Policy CS.2.4, Action CS.2.4.1, and CS.2.4.2, Policy HS.1.1, Action HS.1.1.1, and HS.1.1.3, Policy HS.1.2, Action HS.1.2.2.	LCC	None required.	LCC

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Impact 4.12.2.1	Implementation of the proposed project (General Plan Update, Three Corridor Specific Plan, and Zoning Code Update) would result in increased demand for law enforcement services within the GPU Planning Area.	Policy CS.1.4, Action CS.1.4.1, Policy CS.2.1, Action CS.2.1.1, Policy CS.2.2, Action CS.2.2.1, CS.2.2.2, and CS.2.2.3.	LS	None required.	LS
Impact 4.12.2.2	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan and Zoning Code Update), along with other planned development and redevelopment within the GPU Planning Area, would contribute to the cumulative demand for law enforcement services.	Policy CS.1.4, Action CS.1.4.1, Policy CS.2.1, Action CS.2.1.1, Policy CS.2.2, Action CS.2.2.1, CS.2.2.2, and CS.2.2.3.	LCC	None required.	LCC
Impact 4.12.3.1	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would increase student enrollment within the WCCUSD and may require new school facilities and related services.	Policy CS.4.1 and CS.4.2.	LS	None required.	LS
Impact 4.12.3.2	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update), as well as potential development within the cumulative setting area, would result in cumulative public school impacts.	Policy CS.4.1 and CS.4.2.	LCC	None required.	LCC
Impact 4.12.4.1	Implementation of the proposed project (General Plan Update, Three Corridor Specific Plan, and Zoning	Action CS.1.3.4, CS.3.1.1, CS.3.1.2, CS.3.1.3, CS.3.3.4,	LS	None required.	LS

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	Code Update) would increase the demand for existing facilities and require additional parks and recreational facilities to accommodate the anticipated growth associated with the proposed project.	CS.3.3.6, CS.3.3.7, CS.3.4.1, CS.3.4.2, CS.3.4.3, CS.3.4.4, CS.3.4.5, CS.3.4.6 and CS.3.4.7, Policy OS.3.3, OS.3.12, OS.4.1 and OS.7.1.			
Impact 4.12.4.2	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update), in combination with other reasonably foreseeable development, would require additional park and recreation facilities within the GPU Planning Area.	Action CS.1.3.4, CS.3.1.1, CS.3.1.2, CS.3.1.3, CS.3.3.4, CS.3.3.6, CS.3.3.7, CS.3.4.1, CS.3.4.2, CS.3.4.3, CS.3.4.4, CS.3.4.5, CS.3.4.6 and CS.3.4.7, Policy OS.3.3, OS.3.12, OS.4.1 and OS.7.1.	LCC	None required.	LCC
Impact 4.12.5.1	Implementation of the General Plan Update, Three Corridor Specific Plan, and Zoning Code Update would require additional water supplies, as well as additional water supply infrastructure, to meet the projected water demands.	Policy GM.2.1, Action GM.2.2.1, Policy GM.2.2, Action GM.2.2.3, and GM.2.2.4, Policy GM.2.3, Action GM.2.3.1, and GM.2.3.2, Policy CS.5.1, and CS.5.2, Action CS.5.2.1, Policy OS.8.1, Action OS.8.1.1, OS.8.1.2, OS.8.1.3, and OS.8.1.6, Policy OS.8.2, Action OS.8.2.1, Policy OS.8.3, and OS.8.7,	LS	None required.	LS

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		Action OS.8.7.3, and OS.8.7.4, Policy SE.9.1, Action SE.9.1.1, SE.9.1.2, SE.9.1.3, SE.9.4.1, SE.9.4.2, SE.9.4.3, SE.9.4.4, SE.9.4.5, and SE.9.5.3.			
Impact 4.12.5.2	Implementation of the proposed General Plan Update and its associated project components would contribute to the cumulative demand for water supply and associated infrastructure in EBMUD's service area.	Policy GM.2.1, Action GM.2.2.1, Policy GM.2.2, Action GM.2.2.3, and GM.2.2.4, Policy GM.2.3, Action GM.2.3.1, and GM.2.3.2, Policy CS.5.1, and CS.5.2, Action CS.5.2.1, Policy OS.8.1, Action OS.8.1.1, OS.8.1.2, OS.8.1.3, and OS.8.1.6, Policy OS.8.2, Action OS.8.2.1, Policy OS.8.3, and OS.8.7, Action OS.8.7.3, and OS.8.7.4, Policy SE.9.1, Action SE.9.1.1, SE.9.1.2, SE.9.1.3, SE.9.4.1, SE.9.4.2, SE.9.4.3, SE.9.4.4, SE.9.4.5, and SE.9.5.3.	CC	None required.	LCC
Impact 4.12.6.1	Implementation of the General Plan Update, Three Corridor Specific Plan, and Zoning Code Update	Action GM.1.1.5, Policy GM.2.1, Action GM.2.2.1, Policy	LS	None required.	LS

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	would increase wastewater flows and demand for sanitary sewer facilities. Increased flows could exceed the capacity of the wastewater conveyance, treatment, and disposal systems of the City of Pinole Public Works Department and the West County Wastewater District.	GM.2.2, Action GM.2.2.3, and GM.2.2.4, Policy GM.2.3, Action GM.2.31, and GM.2.3.2, Policy GM.4.1, and CS.6.1, Action CS.6.1.1, CS.6.1.2, CS.6.1.3, and CS.6.1.4, Policy CS.6.2, Action CS.6.2.1, CS.6.2.2, and CS.6.2.3, Policy CS.6.3, and CS.6.4, Action OS.8.5.1, and SE.9.1.5.				
Impact 4.12.6.2	Implementation of the General Plan Update, Three Corridor Specific Plan, and Zoning Code Update could result in wastewater discharge that would exceed wastewater treatment requirements of the San Francisco Bay Regional Water Quality Control Board.	Policy CS.6.1, Action CS.6.1.1, CS.6.1.2, CS.6.1.3, and CS.6.1.4, Action OS.8.5.1, and SE.9.1.5.	LS	**MM 4.12.6.2**	The City shall include an action in the General Plan requiring all future development to demonstrate that there is sufficient sewer/wastewater treatment capacity to accommodate the proposed development and that the required sewer/wastewater infrastructure is in place before issuance of Certificate of Occupancy. Furthermore, all on-site and off-site sewer conveyance systems shall be in place prior to the issuance of Certificate of Occupancy and all financing shall be assured to the satisfaction of the City.	LS

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Impact 4.12.6.3	Implementation of the General Plan Update, Three Corridor Specific Plan, and Zoning Code Update, as well as existing, planned, proposed, approved, and reasonably foreseeable development in the City of Pinole Public Works Department and West County Wastewater District wastewater service areas, would increase wastewater flows and require additional infrastructure and treatment capacity to accommodate anticipated demands.	Action GM.1.1.5, Policy GM.2.1, Action GM.2.2.1, Policy GM.2.2, Action GM.2.2.3, and GM.2.2.4, Policy GM.2.3, Action GM.2.31, and GM.2.3.2, Policy GM.4.1, and CS.6.1, Action CS.6.1.1, CS.6.1.2, CS.6.1.3, and CS.6.1.4, Policy CS.6.2, Action CS.6.2.1, CS.6.2.2, and CS.6.2.3, Policy CS.6.3, and CS.6.4, Action OS.8.5.1, and SE.9.1.5.	LCC	None required.	LCC
Impact 4.12.7.1	Implementation of the proposed project (General Plan Update, Three Corridor Specific Plan, and Zoning Code Update) would increase solid waste generation and the demand for related services.	Policy CS.8.1, Action CS.8.1.1, CS.8.1.2, CS.8.1.3, and CS.8.1.4, Policy CS.8.2, Action CS.8.2.1, CS.8.2.2, and CS.8.2.3, Policy SE.5.1, Action SE.5.1.1, SE.5.1.2, SE.5.1.3, SE.5.1.4, SE.5.1.5, SE.5.1.6, and SE.5.1.7, Policy SE.5.2, Action SE.5.2.1, Policy SE.5.4, Action SE.5.4.1, SE.5.4.2, and SE.5.4.3.	LS	None required.	LS
Impact 4.12.7.2	Implementation of the proposed project (General Plan Update, Three	Policy CS.8.1, Action CS.8.1.1, CS.8.1.2,	LCC	None required.	LCC

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Impact		General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	Corridor Specific Plan, and Zoning Code Update), along with other existing, planned, proposed, approved, and reasonably foreseeable development within the West Contra Costa Integrated Waste Management Authority service area, would result in cumulative solid waste impacts.	CS.8.1.3, and CS.8.1.4, Policy CS.8.2, Action CS.8.2.1, CS.8.2.2, and CS.8.2.3, Policy SE.5.1, Action SE.5.1.1, SE.5.1.2, SE.5.1.3, SE.5.1.4, SE.5.1.5, SE.5.1.6, and SE.5.1.7, Policy SE.5.2, Action SE.5.2.1, Policy SE.5.4, Action SE.5.4.1, SE.5.4.2, and SE.5.4.3.			
Impact 4.12.8.1	Implementation of the proposed project (General Plan Update, three Corridors Specific Plan, and Zoning Code Update) would require additional electric and natural gas supplies, along with conveyance facilities for these and telephone and cable television services.	Action CS.1.1.4, Policy CS.9.1, Action CS.9.1.1, and CS.9.1.2.	LS	None required.	LS
Impact 4.12.8.2	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update), as well as potential development in the surrounding areas, would result in an increase in cumulative utility service demands.	Action CS.1.1.4, Policy CS.9.1, Action CS.9.1.1, and CS.9.1.2.	LCC	None required.	LCC
4.13 Climate Change					
Impact 4.13.1	Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would result in greenhouse gas emissions that	Action GM.3.2.3, Policy GM.3.3, Action GM.3.3.1, GM.3.3.2, LU.8.1.1, LU.8.3.3 and LU.8.3.4, Policy CE.1.2,	LCC		

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Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
would not be anticipated to conflict with the goals of AB 32 nor result in a significant impact on the environment.	Action CE.1.2.1, CE.1.2.2 and CE.1.2.3, Policy CE.1.3, Action CE.1.3.1 and CE.1.3.2, Policy CE.1.4, Action CE.1.4.1, CE.1.4.2, CE.1.4.3 and CE.1.5.1, Policy CE.4.4, Action CE.4.4.1, Policy CE.5.1, Action CE.6.2.6, Policy CE.7.1, Action CE.7.1.1, CE.7.1.2 and CE.7.1.3, Policy CE.7.2 and CE.8.1, Action CE.8.1.1, CE.8.1.2, CS.3.4.2 and CS.5.2.1, Policy CS.8.1, Action CS.8.1.1, Policy CS.10.2, Action CS.10.2.2, Policy HS.5.1, Action HS.5.1.1, Policy HS.5.2, Action HS.5.2.1, HS.5.2.2 and HS.5.2.3, Policy HS.6.1, Action HS.6.1.1 and HS.6.1.2, Policy HS.6.2, Action HS.6.2.1, HS.6.2.2 and SE.1.1.5, Policy SE.1.2, Action SE.1.3.1, SE.1.3.2, SE.1.3.3 and SE.1.3.4, Policy SE.1.4, SE.1.5, SE.1.5.1, SE.1.5.2, SE.1.5.3 and SE.3.1, Action SE.3.1.1, Policy SE.3.3, Action SE.3.3.1, SE.3.3.2,			

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Impact	General Plan Policies and Action Items	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	SE.3.3.3, SE.3.3.4, SE.3.3.5 and SE.3.3.6, Policy SE.3.4, Action SE.3.4.1, SE.3.4.6, SE.4.1.1, SE.4.1.3 and SE.4.2.4, Policy SE.4.3, Action SE. 4.3.1, SE.4.4.2, SE.4.4.3, SE.4.4.4, SE.4.5.1, SE.4.5.3, SE.4.6.2, SE.5.1.6, SE.5.1.7, SE.5.4.1 and SE.5.4.2, Policy SE.6.1, Action SE.6.1.3 and SE.6.2.1, Policy SE.7.1, Action SE.7.2.3 and SE.7.2.4, Policy SE.7.4, SE.7.8, and SE.8.6, Action SE.8.6.5, Policy SE.8.7, Action SE.8.7.1, SE.8.7.5, SE.8.10.1, and SE.8.10.3, Policy SE.9.1, Action SE.9.1.1, SE.9.1.2, SE.9.1.3, Policy SE.9.4, and SE.9.5, Action SE.9.5.1, SE.9.5.2 and SE.9.5.3			
Impact 4.13.2 Environmental effects of climate change are not currently expected to result in adverse impacts to the General Plan Update Planning Area.	Policy CS.5.1 and CS.5.2, Action CS.5.2.1, Policy CS.7.1, CS.7.2, CS.7.3 and CS.7.4, Action CS.7.4.1, HS.1.1.2, HS.1.1.3 and HS.2.1.3, Policy HS.2.2, Action HS.2.2.1, Policy	LCC	None required.	LCC

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		HS.2.4, Action HS.2.4.1, Policy HS.4.1, Action HS.4.1.1, HS.4.1.2, HS.4.1.5 and HS.4.1.6. Policy HS.4.2, OS.1.1, OS.1.7, OS.1.8, OS.2.1, and SE.9.1, Action SE.9.1.1, SE.9.1.2 and SE.9.1.3, Policy SE.9.3, Action SE.9.3.1, SE.9.3.2 and SE.9.3.3			
Impact 4.13.3	Development under the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would increase the consumption of energy associated with electrical, natural gas, and vehicle fuel.	Action GM.3.2.3, GM.3.3.1, GM.3.3.2, LU.8.1.1, LU.8.3.3 and LU.8.3.4, Policy CE.1.2, Action CE.1.2.1 and CE.1.2.2 Policy CE.1.3, Action CE.1.3.2, Policy CE.1.4, Action CE.1.4.1, CE.1.4.2 and CE.1.4.3, Policy CE.4.4, Action CE.4.4.1, Action CE.6.2.6, Policy CE.7.1 and HS.5.1, Action HS.5.1.1, Policy HS.5.2, Action HS.5.2.1, HS.5.2.2 and HS.5.2.3, Policy HS.6.1, Action HS.6.1.2, HS.6.2.2 and SE.1.1.5, Policy SE.1.2, Action SE.1.3.1, SE.1.3.2, SE.1.3.3 and SE.1.3.4, Policy SE.1.4, SE.1.5.1, SE.1.5.2 and	LCC	None required.	LCC

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	SE.1.5.3, Action SE.3.4.1, SE.3.4.6, SE.4.1.1, SE.4.1.3 and SE.4.2.4, Policy SE.4.3, Action SE. 4.3.1, SE.4.4.2, SE.4.4.3, SE.4.4.4, SE.4.5.1, SE.4.5.3, SE.6.1.3 and SE.6.2.1, Policy SE.7.8, Action SE.8.6.5, Policy SE.8.7, Action SE.8.7.1, SE.8.7.5, SE.8.10.1, and SE.8.10.3.			

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