

Oak Creek Canyon Project Initial Study/Mitigated Negative Declaration

Errata Sheet September 16, 2020

This erratum presents the changes to the Oak Creek Canyon Project Initial Study/Mitigated Negative Declaration (IS/MND) that have been determined to be appropriate since the release of the IS/MND for public review, based on public comments. The changes provide clarification only and do not change the conclusions of the IS/MND. The changes to the IS/MND text are presented in double-underlined format for new, added text and ~~striketrough~~ format for deleted text.

Page 3 of the IS/MND is hereby revised as follows:

The central portion of the site wraps around a 1.68-acre parcel owned by the Contra Costa ~~County~~ Water District (CC~~EW~~D). The CC~~EW~~D parcel contains a 500,000-gallon water tank, various associated infrastructure, and a small number of trees. Vehicular access and pipeline easements serving the water tank on the CC~~EW~~D parcel cross the western portion of the proposed project site, extending towards Marsh Creek Road. In addition, several oil pipeline operation and maintenance easements owned by Getty Oil Company are situated along the eastern site boundary. Within the easements are a 20-inch vacant pipeline operated by Crimson and a 16-inch gas line operated by Phillips 66. Four active oil pipelines are located in Marsh Creek Road along the project site frontage. One is a 20-inch pipeline owned by Crimson Midstream, LLC. The other three lines along Marsh Creek Road consist of a 16-inch pipeline, a 20-inch pipeline, and a 24-inch pipeline operated by Coalinga-Avon.

The foregoing revisions are for clarification purposes and do not affect the analysis or conclusions presented within the IS/MND.

Page 5 of the IS/MND is hereby revised as follows:

Given that original project was never constructed, several project entitlements have since expired. In addition, the project applicant has modified the project to include six homes instead of the five homes included in the original approved project proposal, and the size of the proposed bio-retention basin has been modified and reduced. As discussed in greater detail below, the project applicant is requesting approval of a General Plan Amendment, Zoning Map Amendment, Marsh Creek Road Specific Plan Map Amendment, new Vesting Tentative Subdivision Map, Development Plan Review Permit, and a Tree Removal Permit.

The foregoing revisions are for clarification purposes and do not affect the analysis or conclusions presented within the IS/MND.

Mitigation Measure 5 on page 20 and page 48 of the IS/MND is hereby revised as follows:

Mitigation Measure 5. *The following tree protection measures shall be implemented pursuant to the recommendations listed in the Arborist Report, to the extent feasible:*

- a) *The applicant shall submit for the review and approval of the Community Development Director a tree protection plan to identify the location of the existing trees to be retained, as identified in the Arborist Report.*
- b) *Adjust the proposed Marsh Creek Road path design to provide two feet of additional clearance from tree #43.*
- c) *Prior to construction or grading, the project contractor shall install fencing to construct a temporary Tree Protection Zone (TPZ) around trees #43 and #60.*
- d) *TPZ fencing shall remain in an upright sturdy manner from the start of grading until the completion of construction. Fencing shall not be adjusted or removed without consulting the project arborist.*
- e) *If roots greater than two-inches in diameter are encountered near tree #61 during construction of the proposed ditch, roots shall be cleanly pruned with a handsaw, ~~or sawzall~~, or as recommended by an arborist.*
- f) *Pruning shall be performed by personnel certified by the International Society of Arboriculture (ISA). All pruning shall adhere to ISA and American National Standards and Best Management Practices.*
- g) *Should TPZ encroachment be necessary, the project contractor shall contact the project arborist for consultation and recommendations.*
- h) *The project contractor shall keep TPZs free of all construction-related materials, debris, fill soil, equipment, etc. The only acceptable material is mulch spread out beneath the trees.*
- i) *Should any damage to the trees occur, the contractor shall promptly notify the project arborist to appropriately mitigate the damage.*

The foregoing revisions are for clarification purposes and do not affect the analysis or conclusions presented within the IS/MND.