

# TABLE OF CONTENTS

Section	Page
Executive Summary.....	ES-1
1.0 Introduction .....	1.0-1
2.0 Project Description .....	2.0-1
3.0 Environmental Setting, Impacts and Mitigation Measures .....	3.0-1
3.1 Aesthetics .....	3.1-1
3.2 Air Quality .....	3.2-1
3.3 Biological Resources .....	3.3-1
3.4 Cultural Resources.....	3.4-1
3.5 Geology and Soils.....	3.5-1
3.6 Hazards and Hazardous Materials.....	3.6-1
3.7 Hydrology and Water Quality .....	3.7-1
3.8 Land Use and Planning .....	3.8-1
3.9 Noise .....	3.9-1
3.10 Population and Housing.....	3.10-1
3.11 Public Services .....	3.11-1
3.12 Transportation and Circulation.....	3.12-1
3.13 Utilities and Service Systems.....	3.13-1
4.0 Alternatives .....	4.0-1
5.0 Other CEQA Considerations .....	5.0-1
6.0 Report Preparers and List of Persons and Organizations Consulted.....	6.0-1
7.0 References.....	7.0-1
 Appendices	
1.0 Notice of Preparation	
3.2 Air Quality Impact Analysis	
3.3 Biological Resource Assessment	
3.4 Cultural Resource Assessment	
SB 18 Tribal Consultation	
3.6 Hazards and Hazardous Materials Reports	
3.9 Noise Study	
3.12 Traffic Study	
3.13 Utilities and Service Systems Correspondence	

## LIST OF FIGURES

Figure	Page
2.0-1 Regional Location Map.....	2.0-3
2.0-2 Proposed Updated 2009 Redevelopment Plan Area .....	2.0-4
2.0-3 Aerial Photograph of the Sycamore Crossing Site.....	2.0-7
2.0-4 Aerial Photograph of the Hill Town Site.....	2.0-8
2.0-5 Sycamore Crossing Photographs .....	2.0-14
2.0-6 Sycamore Crossing Photographs .....	2.0-15
2.0-7 Hill Town Photographs .....	2.0-16
2.0-8 Hill Town Photographs .....	2.0-17
2.0-9 Surrounding Land Uses.....	2.0-18
2.0-10 Allowed and Conditional Uses of the Central Hercules Plan Regulating Code .....	2.0-27
2.0-11 Hill Town Conceptual Land Use Plan.....	2.0-30
2.0-12 Hill Town Conceptual Street Sections .....	2.0-33
3.1-1 Sycamore Crossing Photographs .....	3.1-5
3.1-2 Hill Town Site Photographs.....	3.1-6
3.1-3 Hill Town Site – Conceptual View Pre-and Post-Development .....	3.1-21
3.3-1 Habitat Types.....	3.3-3
3.5-1 Major Faults and Earthquake Epicenters in the San Francisco Bay Area .....	3.5-5
3.6-1 Historic Maximum Extent of Hill Town Tank Farm .....	3.6-11
3.7-1 FEMA FIRM Map of 100-year Flood Zones in the Added Area .....	3.7-5
3.8-1 City of Hercules Land Use and Zoning Map.....	3.8-5
3.8-2 Central Hercules Plan Area.....	3.8-6
3.9-1 Examples of Sound Levels .....	3.9-3
3.12-1 Study Intersections .....	3.12-3
3.12-2 Daily Traffic Analysis Locations .....	3.12-6
3.12-3 Background Project Locations .....	3.12-11

## LIST OF TABLES

Table	Page
ES-1 Summary Table of Impacts, Mitigation Measures, and Level of Significance after Mitigation .....	ES-6
2.0-1 Hercules Zoning Code Land Use Regulations .....	2.0-9
2.0-2 Implementing Programs and Projects .....	2.0-23
2.0-3 Hercules Zoning Code Land Use Regulations .....	2.0-28
3.0-1 Cumulative Projects .....	3.0-5
3.2-1 Summary of Air Quality Data for San Pablo and Vallejo .....	3.2-2
3.2-2 Major Criteria Pollutants .....	3.2-5
3.2-3 Federal and State Ambient Air Quality Standards .....	3.2-6
3.2-4 AB 32 Scoping Plan Measures .....	3.2-15
3.2-5 Worst Case Carbon Monoxide Concentrations Near Worst-Case Intersections, In Parts Per Million .....	3.2-27
3.2-6 Project Area Build-Out Regional Emissions in Pounds Per Day .....	3.2-28
3.3-1 Special-Status Species Known to Occur in Project Area .....	3.3-9
3.8-1 Consistency with City of Hercules General Plan .....	3.8-11
3.9-1 Land Use Compatibility for Community Noise Environments .....	3.9-5
3.9-2 CNEL Levels of Redevelopment Plan Area Roadway Segments .....	3.9-9
3.9-3 Typical Construction Noise Levels .....	3.9-15
3.10-1 City of Hercules Employment Characteristics .....	3.10-2
3.12-1 Existing Conditions Average Daily Traffic Volumes .....	3.12-5
3.12-2 Levels of Service Criteria .....	3.12-7
3.12-3 City of Hercules Minimum LOS Standards .....	3.12-8
3.12-4 Existing Conditions Peak Hour LOS .....	3.12-9
3.12-5 Background Projects Trip Generation .....	3.12-12
3.12-6 Intersection Levels of Service for Existing and Existing Background Conditions .....	3.12-14
3.12-7 Weekday Trip Generation .....	3.12-24
3.12-8 Weekday Project Area Distribution .....	3.12-26
3.12-9 LOS at Signalized and Unsignalized Intersections (Sub-scenario A) .....	3.12-27
3.12-10 LOS at Signalized and Unsignalized Intersections (Sub-scenario B) .....	3.12-28
3.12-11 Average Daily Traffic Volume Analyses – Existing Background Project .....	3.12-30
3.12-12 Traffic Signal Warrant Analysis .....	3.12-31
3.12-13 Intersection LOS with Mitigation .....	3.12-34
3.12-14 LOS at Signalized and Unsignalized Intersections (Cumulative 2035 Conditions) .....	3.12-36
3.12-15 Average Daily Traffic Volume Analyses – Existing Background Project .....	3.12-38
3.12-16 Corridor Travel time Analysis .....	3.12-41
4.0-1 Weekday Trip Generation – Alternative 2 .....	4.0-14