6.0 ERRATA TO THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

In the revised text below, please note that additions are underlined and deletions are shown in strikeout.

ERRATA IN SECTION 3.0, PROJECT DESCRIPTION

Page 3-1 of the Initial Study/Mitigated Negative Declaration has been revised as follows:

The project proposes to construct a 17-lot subdivision of detached single-family homes and associated improvements, such as new roads, bike lanes, pedestrian walkways, and parking on 4.42 acres. Four of the homes would include attached accessory dwelling units (ADUs). Residences would be constructed on lots of 8,055 to 13,638 square feet at a proposed density of 4.5 units per acre. Project amenities would include a private interior roadway, dedicated residential parking, communal area enhancements, and approximately 4,075,048 square feet of common open space. The project is anticipated to be a Planned Unit Development (PUD) to allow lots smaller than 10,000 square feet with a density range of 3.1 to 4.5 units per net acre.

Page 3-8 of the Initial Study/Mitigated Negative Declaration has been revised as follows:

The project would include a vesting tentative map, and a PUD District and Concept Plan to allow 17 single family one- and two-story homes featuring six floor plan options. Figure 3-4, Preliminary Site Plan, shows the proposed lot configurations. Four of the 17 units would be built to include ADUs with separate entrances. One-story homes would be intermixed with two-story homes along the project’s internal street.

Table 3-1 compares building specification for each plan type. Figures 3-5a and 3-5b show architectural design schemes for the single-family homes on the project site.

<table>
<thead>
<tr>
<th>Feature</th>
<th>Plan-1</th>
<th>Plan-2</th>
<th>Plan-3</th>
<th>Plan-4</th>
<th>Plan-5</th>
<th>Plan-6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square Footage</td>
<td>2,260</td>
<td>2,272</td>
<td>2,402</td>
<td>2,610</td>
<td>2,998</td>
<td>3,192</td>
</tr>
<tr>
<td>Stories</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Accessory-Dwelling</td>
<td></td>
<td></td>
<td>515a</td>
<td></td>
<td></td>
<td>645b</td>
</tr>
<tr>
<td>Units (sq.-ft.)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Height</td>
<td>25-ft.</td>
<td>26-ft.</td>
<td>29-ft.</td>
<td>26-ft.</td>
<td>29-ft.</td>
<td>28-ft.</td>
</tr>
</tbody>
</table>

Source: Mt. Diablo View Association, LLC 2017

Notes:

a Lot 1
b Lots 2, 13, and 17

ERRATA IN SECTION 4.0, ENVIRONMENTAL CHECKLIST

Page 4-21 of the Initial Study/Mitigated Negative Declaration has been revised as follows:
Protected Trees

Based on the tree inventory prepared for the project site (Traverso Tree Service 2017), a total of 91 native and non-native trees are on the property, and of these, 73 native trees that would qualify as protected trees and a total of seven non-native trees qualify as protected trees. The property includes 15 black walnut trees with a diameter greater than 9 inches. Although these trees are sprouts from rootstocks used for English walnuts, they are considered native and qualify as protected trees under the City's tree ordinance (Municipal Code Section 18.50.110[E]).

Page 4-22 of the Initial Study/Mitigated Negative Declaration has been revised as follows:

e) Less Than Significant Impact. The arborist report recommends removal of 91 on-site trees due to their poor condition and evidence of decay. Five trees could remain on the project site with protection measures in the City's tree preservation ordinance (Municipal Code Section 18.50.110). An existing heritage valley oak tree would be considered protected and would be preserved and remain on the project site. A total of 73 trees to be removed would be considered protected by the City. The project would require a tree removal permit. The City's tree preservation ordinance requires that a protected non-native tree approved for removal would require a replacement with one 15-gallon tree and the removal of a protected native or indigenous tree would be replaced with at least two 15-gallon trees planted on the project site. If on-site replanting is infeasible, the Planning Commission may approve off-site planting. If planting of on- or off-site replacement trees proves infeasible, the Planning Commission or the City Council may allow the applicant to make an in-lieu payment to the City based on the estimated value of the replacement trees. Because the project would be required to comply with the City's tree preservation ordinance, impacts resulting from conflicts with local policies or ordinances protecting biological resources would be less than significant.

Page 4-67 of the Initial Study/Mitigated Negative Declaration has been revised as follows:

a, b) Less than Significant Impact. The project would include 4,875 square feet of common open space with passive seating for public benefit. In addition, the project would construct pedestrian pathways along the perimeter of the project including along Pleasant Hill and Boyd roads to better connect to the Contra Costa Canal Trail. Even though some of the project's residents may use other neighborhood facilities, open space demands would not lead to substantial deterioration of existing facilities due to the small increase of population and the amount of available parkland in the city and the region. The project would not include additional public open space; however, Pleasant Hill Municipal Code Section 17.40.020.J would require the applicant to pay a park dedication fee to offset potential impacts on open space ratios required by the City. Therefore, the use of existing parks and other recreational facilities would not substantially increase, and no new or expanded facilities would be required. The project would have a less than significant impact.