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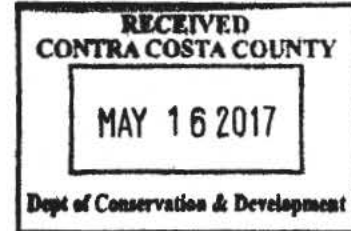
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May 15, 2017



Via Email and U.S. Mail

Sean Tully
Planner
Contra Costa County
Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553-1290
Email: sean.tully@dcd.cccounty.us

Re: Saranap Village Mixed Use Project (SCH # 2014032060)

Dear Mr. Tully:

We are writing on behalf of **Saranap Area Residents for Responsible Development** ("Saranap Area Residents") regarding the Saranap Village Mixed Use Project (SCH # 2014032060) ("Project"). We are in receipt of the May 11, 2017 letter from Project applicant Hall Equities Group ("HEG") to the County requesting that the following additional requirements be included in the conditions of approval for the Project in addition to the mitigation measures recommended by the EIR for the Mitigated Plan Alternative ("Additional Measures"):

A. CONSTRUCTION AIR QUALITY

- 1) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access 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.

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- 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) Clear signage shall be provided for construction workers at all access points regarding the two-minute idling time limit set forth in Mitigation Measure AIR-2b.
- 7) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- 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.

B. INDOOR AIR QUALITY

- 1) Upon initial construction, the Project shall include an indoor air filtration system that meets or exceeds an efficiency standard of Minimum Efficiency Reporting Value (MERV) 11 or higher rated air filters, to limit the entry of particulate and gaseous toxic air contaminants (TACs) to the Project buildings from nearby sources, particularly State Route 24. The filtration system shall use filters rated by the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) to attain the prescribed level of pollutant reduction indoors.
- 2) The heating, air conditioning, and ventilation (HV AC) systems for the Project shall be installed with fan units designed with sufficient power to force air through the required MERV-11 or higher rated air filters.

C. GREENHOUSE GAS EMISSIONS

- 1) Prior to obtaining approval of the GHG Reduction Plan required by Mitigation Measure GHG-2, a copy of the GHG Reduction Plan shall be made available to the public.
- 2) The Annual Reports required by Mitigation Measure GHG-2 shall be made available to the public.
- 3) Sixteen (16) parking spaces in parking garages shall be pre-wired to accommodate electric vehicle charging, providing that all spaces count toward the parking requirement. Initially four (4) parking spaces will include EV charging stations and additional stations will be provided based upon actual demand.

4) Implement Subsidized or Discounted Transit Program. HEG shall provide subsidized/discounted daily and/or monthly public transit passes for all interested Project residents and employees of Project retail businesses for the first year of Project operations after receipt of the first building certificate of occupancy.

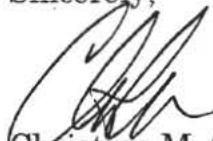
D. TREE REPLACEMENT AND PROTECTION

- 1) Replacement of Removed Trees: HEG agrees to replace the 64 (sixty-four) trees planned for removal by the Project. (This requirement can be implemented with language more typical of a condition, requiring that the tree replacement plan “shall provide for the planting of at least 64 replacement trees.”)
- 2) Care of Preserved Trees: No equipment or construction materials shall be stored within the driplines of existing trees planned for preservation at the Project site.

Saranap Area Residents believes that the inclusion of the Additional Measures in the Project’s Conditions of Approval, as requested by HEG, would fully resolve our prior objections to the Project.¹ If the Additional Measures, or substantially similar measures, are adopted by the County as additional Conditions of Approval for the Project, Saranap Area Residents will have no further objections to the County’s proposed approval of the Project and will support approval of the Project.

Thank you for your consideration of these comments.

Sincerely,



Christina M. Caro

cc. William Nelson (Contra Costa County, William.Nelson@dcd.cccounty.us)
CMC:acp

¹ See e.g. Saranap Area Residents’ November 17, 2014 comments on the Draft Environmental Impact Report and July 6, 2016 comments on the Revised Draft Environmental Impact Report.
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