

County of San Mateo  
Planning and Building Department

**INITIAL STUDY  
ENVIRONMENTAL EVALUATION CHECKLIST**  
(To Be Completed by Planning Department)

1. **Project Title:** San Mateo County 2022-2031 Housing Element Update
2. **County File Number:** N/A
3. **Lead Agency Name and Address:** San Mateo County Planning and Building Department, 455 County Center, Redwood City CA 94063
4. **Contact Person and Phone Number:** William Gibson, 628-222-3082
5. **Project Location:** Unincorporated San Mateo County, countywide
6. **Assessor's Parcel Number and Size of Parcel:** N/A; countywide
7. **Project Sponsor's Name and Address:** San Mateo County Planning and Building Department, 455 County Center, Redwood City CA 94063
8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** N/A
9. **General Plan Designation:** Varies; countywide
10. **Zoning:** Varies; countywide
11. **Description of the Project:** The project is a General Plan Amendment replacing the current Housing Element of the County's General Plan, covering the period from 2014 to 2022, with a revised Housing Element covering the state-mandated planning period from 2022 to 2031.

State law requires jurisdictions to periodically update the Housing Element of their General Plan; the update schedule, process and the contents of the Housing Element are also regulated by state law. The proposed updated Housing Element covers the period from 2022 to 2031, and upon adoption will replace the prior Housing Element, adopted by the Board of Supervisors in 2014. Consistent with state law, the revised Housing Element: (1) provides an updated assessment of the County's existing and projected housing needs; (2) identifies opportunities and constraints relevant to meeting those needs; (3) evaluates the effectiveness of current housing programs; and (4) develops new policies, programs, and quantified objectives to meet identified housing needs in unincorporated areas. The draft Housing Element is organized into an introduction and executive summary, two main sections, and multiple appendices, as described below:

- Introduction and Executive Summary. This section explains the scope and purpose of the Housing Element and its relationship to other County plans and programs, and briefly summarizes the contents of the Housing Element.

- Housing Plan. This section includes the County housing goals, policies and programs intended to address the County’s identified housing needs and address barriers to the provision of housing, and the County’s quantified objectives for housing development over the 2022-2031 period.
- Regional Housing Needs Allocation. This section summarizes the County’s Regional Housing Needs Allocation (RHNA, discussed below), and describes the County’s ability to meet its RHNA obligations, including a summary of the RHNA analysis contained in Appendix E.
- Appendix A: Demographics, Housing Conditions and Housing Needs. This section contains detailed assessment of current and projected housing conditions and housing needs in the unincorporated County, for all areas and all segments of County population.
- Appendix B: Constraints to Housing Production. This section assesses various constraints to housing production, including governmental and non-governmental constraints, environmental factors, and others.
- Appendix C: Housing Resources. This section describes existing resources for housing production and assistance, including governmental and non-governmental resources.
- Appendix D: Review of 5<sup>th</sup> Cycle Housing Element. This section summarizes the status and outcomes of the policies and programs incorporated in the 2014-2022 Housing Element (also referred to as the “5<sup>th</sup> Cycle Housing Element”).
- Appendix E: Adequate Housing Sites Inventory. Appendix E presents a full inventory of all sites available for development or redevelopment as housing over the next eight years, to meet the County’s 2022-2031 RHNA for all income levels.
- Appendix F: Public Participation and Input. This appendix summarizes the outreach, participation, and public input and comment involved in updated the Housing Element, as well as the response to input and comment incorporated in the draft Housing Element.
- Appendix G: Fair Housing Assessment. Appendix G and Appendices G-1 through G-5, listed below, constitute an assessment of fair housing conditions and needs in the unincorporated County, and summarizes policies intended to address fair housing issues.
- Appendix G-1: Affirmatively Furthering Fair Housing (AFFH) Maps and Tables
- Appendix G-2: Resident Survey
- Appendix G-3: Disparate Access to Educational Opportunities
- Appendix G-4: State Fair Housing Laws and Regulations
- Appendix G-5: Fair Housing Action Plan

A core component of the Housing Element is a demonstration that the County can meet its Regional Housing Needs Allocation, or “RHNA.” The RHNA is the County’s share of overall regional housing need, as determined by the State of California and the Association of Bay Area Governments, for the eight years of the Housing Element cycle. For the 2022-2031 cycle, the unincorporated County has been assigned a RHNA of 2,833 units, divided into four income levels: very low, low, moderate, and above moderate. The Housing Element must show that there are sufficient feasibly developable or redevelopable sites, in combination with development already in the pipeline and projected accessory dwelling unit and SB 9<sup>1</sup>

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1. SB 9 is a state law adopted in 2021, allowing small-scale multifamily development and subdivisions of existing single-family zoned properties.

development to match the County's RHNA, in total and by income category, or must incorporate policies to address any shortfall.

The Adequate Sites Inventory appendix contains the Housing Element's detailed assessment of all developable and redevelopable parcels in the unincorporated County, as well as an inventory of projects currently underway, and projections of likely development of accessory dwelling units and small-scale multifamily development pursuant to SB 9 over the next eight years. While the County has sufficient development capacity to meet its overall RHNA, there is a shortfall in capacity for lower-income categories. This shortfall is addressed by recommending the future rezoning of three County areas from commercial, industrial, and low-density residential zoning to zoning for by-right residential development at densities of over 80 and up to 120 units per acre. However, these rezonings are incorporated in the Housing Element as future programs which will be initiated at a later date, pursuant to subsequent discretionary approvals, and accompanied by separate environmental review.

The updated Housing Element is a policy document, and its adoption would not, in itself, produce any change in the physical environment or any environmental impacts. The Housing Element contains an inventory of existing and future programs intended to address the County's housing needs, but does not in itself alter any land use or development regulations, impact the developability or development intensity of any property, or directly or indirectly cause any development to occur. As noted, the Housing Element does propose that the County undertake several rezoning future rezoning programs that would alter the type and intensity of development allowed in three areas of the County, in order to meet a shortfall of sites for the development of higher-density housing suitable for lower-income groups. However, these programs, when implemented, would constitute separate discretionary legislative acts accompanied by separate, complete environmental review. Adoption of the Housing Element constitutes neither approval nor adoption of the proposed future rezonings, and any analysis of the potential environmental effects of such rezonings is speculative at this time. In addition, any development assisted or advanced by programs included in the Housing Element would be subject to all relevant County and other land use, development, and other regulations. Some of that development may be permitted by right, or on a ministerial basis, while the remainder may be discretionary and subject to its own separate environmental review, but all such development potential, and any related environmental impact, is part of the current existing condition—the Housing Element would not modify any potentially applicable zoning regulations or other development regulations.

The updated Housing Element [Introduction](#) and [Executive Summary](#) are attached, and provide a more detailed project description. The full draft San Mateo County 2022-2031 Housing Element is available here: <https://www.smcgov.org/media/142367/download?attachment>

12. **Surrounding Land Uses and Setting:** Various (countywide)
13. **Other Public Agencies Whose Approval is Required:** No other agency approvals are required prior to adoption of the updated Housing Element. However, the City/County Association of Governments and Airport Land Use Commission must review the Housing Element for compliance with airport land use policies, and the California Department of

Housing and Community Development must review the Housing Element for compliance with state law.

14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?** In accordance with the requirements of Public Resources Code 21080.3.1, the County has notified those Native American tribes both traditionally and culturally affiliated with the project area, including those tribes which have requested notification for all relevant projects. These tribes were notified via certified mail and email. As of this date, no responses have been received.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Significant Unless Mitigated” as indicated by the checklist on the following pages.

	Aesthetics		Energy		Public Services
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Recreation
	Air Quality		Hydrology/Water Quality		Transportation
	Biological Resources		Land Use/Planning		Tribal Cultural Resources
	Climate Change		Mineral Resources		Utilities/Service Systems
	Cultural Resources		Noise		Wildfire
	Geology/Soils		Population/Housing		Mandatory Findings of Significance

**EVALUATION OF ENVIRONMENTAL IMPACTS**

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than

significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.

4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are “Less Than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

<b>1. AESTHETICS.</b> Except as provided in Public Resources Code Section 21099, would the project:					
		<i><b>Potentially Significant Impacts</b></i>	<i><b>Significant Unless Mitigated</b></i>	<i><b>Less Than Significant Impact</b></i>	<i><b>No Impact</b></i>
1.a.	Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?				x
<b>Discussion:</b> The updated Housing Element is a policy document, and its adoption would not, in itself, produce any change in the physical environment or any environmental impacts. The Housing Element contains an inventory of existing and future programs intended to address the County’s					

housing needs, but does not in itself alter any land use or development regulations, impact the developability or development intensity of any property, or directly or indirectly cause any development to occur. As noted, the Housing Element does propose that the County undertake several rezoning future rezoning programs that would alter the type and intensity of development allowed in three areas of the County, in order to meet a shortfall of sites for the development of higher-density housing suitable for lower-income groups. However, these programs, when implemented, would constitute separate discretionary legislative acts accompanied by separate, complete environmental review. Adoption of the Housing Element constitutes neither approval nor adoption of the proposed future rezonings, and any analysis of the potential environmental effects of such rezonings is speculative at this time. In addition, any development assisted or advanced by programs included in the Housing Element would be subject to all relevant County and other land use, development, and other regulations. Some of that development may be permitted by right, or on a ministerial basis, while the remainder may be discretionary and subject to its own separate environmental review, but all such development potential, and any related environmental impact, is part of the current existing condition—the Housing Element would not modify any potentially applicable zoning regulations or other development regulations.

The project has no potential to impact scenic vista, views from existing residential areas, public lands, water bodies, or roads.

**Source:**

1.b. Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				x
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**Discussion:** See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

**Source:**

1.c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				x
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<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline in non-urban areas, nor to conflict applicable zoning and other regulations governing scenic quality in urban areas.</p> <p><b>Source:</b></p>					
1.d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.</p> <p><b>Source:</b></p>					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to cause, or induce development adjacent to a designated Scenic Highway or within a State or County Scenic Corridor.</p> <p><b>Source:</b></p>					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to conflict with applicable General Plan or Zoning Ordinance provisions.</p> <p><b>Source:</b></p>					
1.g.	Visually intrude into an area having natural scenic qualities?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to visually intrude into an area having natural scenic qualities.</p> <p><b>Source:</b></p>					

**2. AGRICULTURAL AND FOREST RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				x

**Discussion:** See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

**Source:**

2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				x
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**Discussion:** See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract.

**Source:**



<p>2.c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?</p>				<p>X</p>
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use.</p> <p><b>Source:</b></p>				
<p>2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?</p>				<p>X</p>
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts.</p> <p><b>Source:</b></p>				
<p>2.e. Result in damage to soil capability or loss of agricultural land?</p>				<p>X</p>
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to result in damage to soil capability or loss of agricultural land.</p> <p><b>Source:</b></p>				
<p>2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?</p> <p><i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i></p>				<p>X</p>

**Discussion:** See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)).

**Source:**

**3. AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
3.a. Conflict with or obstruct implementation of the applicable air quality plan?				x

**Discussion:** See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to conflict with or obstruct implementation of the applicable air quality plan.

**Source:**

3.b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?				x

**Discussion:** See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard.

**Source:**

3.c. Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?				x

**Discussion:** See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District.

**Source:**

3.d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				x
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**Discussion:** See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

**Source:**

**4. BIOLOGICAL RESOURCES.** Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?				x

**Discussion:** See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service.

**Source:**

4.b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the				x
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California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?				
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service.</p> <p><b>Source:</b></p>				
4.c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.</p> <p><b>Source:</b></p>				
4.d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.</p> <p><b>Source:</b></p>				
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p>				

The project has no potential to conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances).

**Source:**

4.f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X
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**Discussion:** See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan.

**Source:**

4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
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**Discussion:** See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts..

The project has no potential to cause or induce development inside or within 200 feet of a marine or wildlife reserve.

**Source:**

4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
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**Discussion:** See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to result in loss of oak woodlands or other non-timber woodlands.

**Source:**

**5. CULTURAL RESOURCES.** Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?				X

<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.</p> <p><b>Source:</b></p>					
5.b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5.</p> <p><b>Source:</b></p>					
5.c.	Disturb any human remains, including those interred outside of formal cemeteries?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to disturb any human remains, including those interred outside of formal cemeteries.</p> <p><b>Source:</b></p>					

<p><b>6. ENERGY.</b> Would the project:</p>					
		<b>Potentially Significant Impacts</b>	<b>Significant Unless Mitigated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
6.a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.</p>					

<b>Source:</b>					
6.b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to conflict with or obstruct a state or local plan for renewable energy or energy efficiency.</p> <p><b>Source:</b></p>					

<b>7. GEOLOGY AND SOILS.</b> Would the project:					
		<b>Potentially Significant Impacts</b>	<b>Significant Unless Mitigated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
7.a.	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				x
	i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?  <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.</p> <p><b>Source:</b></p>					
	ii. Strong seismic ground shaking?				x

<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death due to strong seismic ground shaking.</p> <p><b>Source:</b></p>				
iii. Seismic-related ground failure, including liquefaction and differential settling?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death due to seismic-related ground failure, including liquefaction and differential settling.</p> <p><b>Source:</b></p>				
iv. Landslides?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death due to landslides.</p> <p><b>Source:</b></p>				
v. Coastal cliff/bluff instability or erosion?  <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death due to coastal cliff/bluff instability or erosion.</p> <p><b>Source:</b></p>				
7.b. Result in substantial soil erosion or the loss of topsoil?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to result in substantial soil erosion or the loss of topsoil.</p>				



<b>Source:</b>					
7.c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to cause or induce development on sites located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse.</p>					
<b>Source:</b>					
7.d.	Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to cause, induce or otherwise implicate development on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property.</p>					
<b>Source:</b>					
7.e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to cause or induce development on sites with soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.</p>					
<b>Source:</b>					
7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				x

**Discussion:** See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

**Source:**

8. <b>CLIMATE CHANGE.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?				X
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment.</p> <p><b>Source:</b></p>				
8.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases</p> <p><b>Source:</b></p>				
8.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p>				

<p>The project has no potential to result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering</p> <p><b>Source:</b></p>					
8.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels.</p> <p><b>Source:</b></p>					
8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to expose people or structures to a significant risk of loss, injury or death involving sea level rise.</p> <p><b>Source:</b></p>					
8.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to cause or induce development within a 100-year flood hazard area.</p> <p><b>Source:</b></p>					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows.</p> <p><b>Source:</b></p>					

<b>9. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.</p> <p><b>Source:</b></p>				
9.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</p> <p><b>Source:</b></p>				
9.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.</p> <p><b>Source:</b></p>				

9.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and has no potential to create a significant hazard to the public or the environment.</p> <p><b>Source:</b></p>				
9.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to result in a safety hazard or excessive noise for people residing or working in the project area.</p> <p><b>Source:</b></p>				
9.f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.</p> <p><b>Source:</b></p>				
9.g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p>				

<p>The project has no potential to expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.</p> <p><b>Source:</b></p>					
9.h.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.</p> <p><b>Source:</b></p>					
9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to place within an existing 100-year flood hazard area structures that would impede or redirect flood flows.</p> <p><b>Source:</b></p>					
9.j.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam impact.</p> <p><b>Source:</b></p>					
9.k.	Inundation by seiche, tsunami, or mudflow?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to cause or be impacted by inundation by seiche, tsunami, or mudflow.</p> <p><b>Source:</b></p>					

<b>10. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.</p> <p><b>Source:</b></p>				
10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of any basin.</p> <p><b>Source:</b></p>				
10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				x
i. Result in substantial erosion or siltation on- or off-site;				x

<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to substantially alter the existing drainage pattern of any sites or areas, including through the alteration of the course of a stream or river or through the addition of impervious surfaces.</p> <p>The project has no potential to result in substantial erosion or siltation on or off of any sites.</p> <p><b>Source:</b></p>				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off of any sites.</p> <p><b>Source:</b></p>				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.</p> <p><b>Source:</b></p>				
iv. Impede or redirect flood flows?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to impede or redirect flood flows.</p> <p><b>Source:</b></p>				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p>				



<p>The project has no potential to risk release of pollutants due to inundation in flood hazard, tsunami, or seiche zones.</p> <p><b>Source:</b></p>				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.</p> <p><b>Source:</b></p>				
10.f. Significantly degrade surface or groundwater water quality?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to significantly degrade surface or groundwater water quality.</p> <p><b>Source:</b></p>				
10.g. Result in increased impervious surfaces and associated increased runoff?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to impact result in increased impervious surfaces and associated increased runoff.</p> <p><b>Source:</b></p>				

<b>11. LAND USE AND PLANNING.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Physically divide an established community?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to physically divide an established community.</p>				

<b>Source:</b>				
11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect.</p> <p><b>Source:</b></p>				
11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas.</p> <p><b>Source:</b></p>				

<b>12. MINERAL RESOURCES.</b> Would the project:				
	<b><i>Potentially Significant Impacts</i></b>	<b><i>Significant Unless Mitigated</i></b>	<b><i>Less Than Significant Impact</i></b>	<b><i>No Impact</i></b>
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State.</p>				

<b>Source:</b>				
12.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.</p> <p><b>Source:</b></p>				

<b>13. NOISE.</b> Would the project result in:				
	<b>Potentially Significant Impacts</b>	<b>Significant Unless Mitigated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p> <p><b>Source:</b></p>				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to generate excessive ground-borne vibration or ground-borne noise levels.</p> <p><b>Source:</b></p>				
13.c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been				x

<p>adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?</p>				
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to expose people residing or working in the project area to excessive noise levels.</p> <p><b>Source:</b></p>				

<p><b>14. POPULATION AND HOUSING.</b> Would the project:</p>				
	<i><b>Potentially Significant Impacts</b></i>	<i><b>Significant Unless Mitigated</b></i>	<i><b>Less Than Significant Impact</b></i>	<i><b>No Impact</b></i>
<p>14.a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</p>				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to Induce substantial unplanned population growth in an area, either directly or indirectly.</p> <p><b>Source:</b></p>				
<p>14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?</p>				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.</p> <p><b>Source:</b></p>				

<p><b>15. PUBLIC SERVICES.</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause</p>
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significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Fire protection?				x
15.b. Police protection?				x
15.c. Schools?				x
15.d. Parks?				x
15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any public services.</p> <p><b>Source:</b></p>				

<b>16. RECREATION.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.</p> <p><b>Source:</b></p>				

16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project does not include recreational facilities or have the potential to require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.</p> <p><b>Source:</b></p>				

<b>17. TRANSPORTATION.</b> Would the project:				
	<b>Potentially Significant Impacts</b>	<b>Significant Unless Mitigated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?				X
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project does not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking.</p> <p><b>Source:</b></p>				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts</i> ?  <i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i>				X
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts</p> <p>The project has no potential to conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b).</p> <p><b>Source:</b></p>				

17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to substantially increase hazards due to a geometric design feature or incompatible uses.</p> <p><b>Source:</b></p>				
17.d. Result in inadequate emergency access?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to result in inadequate emergency access.</p> <p><b>Source:</b></p>				

<b>18. TRIBAL CULTURAL RESOURCES.</b> Would the project:				
	<b>Potentially Significant Impacts</b>	<b>Significant Unless Mitigated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				x
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p>				

The project has no potential cause any change, including any substantial adverse change, in the significance of any tribal cultural resource, including those defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe.

**Source:**

<p>ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)</p>				<p>x</p>
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**Discussion:** See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to impact any resource determined by the lead agency to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1.

**Source:**

**19. UTILITIES AND SERVICE SYSTEMS.** Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?</p>				<p>x</p>

**Discussion:** See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.



<b>Source:</b>				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to require water supply or implicate water capacity.</p> <p><b>Source:</b></p>				
19.c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to require any determination of capacity by any wastewater provider.</p> <p><b>Source:</b></p>				
19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to generate solid waste in any amount.</p> <p><b>Source:</b></p>				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has not potential to implicate Federal, State, and local management and reduction statutes and regulations related to solid waste.</p> <p><b>Source:</b></p>				

<b>20. WILDFIRE.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	<b>Potentially Significant Impacts</b>	<b>Significant Unless Mitigated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to substantially impair an adopted emergency response plan or emergency evacuation plan.</p> <p><b>Source:</b></p>				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.</p> <p><b>Source:</b></p>				
20.c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project does not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.</p> <p><b>Source:</b></p>				
20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a				x

result of runoff, post-fire slope instability, or drainage changes?				
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.</p> <p><b>Source:</b></p>				

<b>21. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>21.a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>				X
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.</p> <p><b>Source:</b></p>				
<p>21.b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current</p>				X

projects, and the effects of probable future projects.)				
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>Because the proposed Housing Element is a set of goals and policies to facilitate future projects that could occur within the timeframe of the General Plan, the proposed Housing Element itself represents the cumulative development scenario for the reasonably foreseeable future within the unincorporated area of the County. Therefore, the analysis presented in this Initial Study generally represents a cumulative analysis, and the project has no impacts that are individually limited, but cumulatively considerable.</p> <p><b>Source:</b></p>				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				x
<p><b>Discussion:</b> See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.</p> <p><b>Source:</b></p>				

**RESPONSIBLE AGENCIES.** Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District		x	
Caltrans		x	
City		x	
California Coastal Commission		x	
California Department of Food and Agriculture		x	
County Airport Land Use Commission (ALUC)		x	
Other: _____			
National Marine Fisheries Service		x	
Regional Water Quality Control Board		x	
San Francisco Bay Conservation and Development Commission (BCDC)		x	

AGENCY	YES	NO	TYPE OF APPROVAL
Sewer/Water District:		x	
State Department of Fish and Wildlife		x	
State Department of Public Health		x	
State Water Resources Control Board		x	
U.S. Army Corps of Engineers (CE)		x	
U.S. Environmental Protection Agency (EPA)		x	
U.S. Fish and Wildlife Service		x	

<b>MITIGATION MEASURES</b>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.		x
Other mitigation measures are needed.		x
The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:		

**DETERMINATION** (to be completed by the Lead Agency).

On the basis of this initial evaluation:

I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.



(Signature)

Planner III

4/25/23

Date

(Title)