

Initial Study

City of Colusa Housing Element 2009-2014



Prepared by:
City of Colusa Planning Department
425 Webster Street
Colusa, California 95932

(530) 458-4740

INITIAL STUDY

PROJECT TITLE	City of Colusa General Plan Amendment - Housing Element update
LEAD AGENCY	City of Colusa 425 Webster Street Colusa, CA 95932
CONTACT PERSON	John Linhart Planning Director (530) 458-4740
PROJECT LOCATION	The project area is located within the City of Colusa. Colusa is located in eastern Colusa County, California, at the intersection of State Route 20 and 45, on the west side of the Sacramento River, approximately 10 miles east of Interstate 5. City Hall is located at Latitude 39°12.52'0"N, Longitude 122°0.57'0"W
PROJECT SPONSOR	City of Colusa
GENERAL PLAN AND ZONING DESIGNATIONS	All land use designations and zone districts within the City.
PROJECT DESCRIPTION	<p>The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans. Section 65302(c) of the Government Code sets forth the specific components to be contained in a community's Housing Element.</p> <p>Colusa's housing element describes how the City plans to facilitate preservation and conservation of the City's existing housing stock and development of additional housing stock to provide a variety of housing choices appropriate to meet the identified needs of households of all income levels within its borders in accordance with State law and the Regional Housing Needs Allocation for the City. The updated element revises technical data (e.g., population, housing, growth rates, and income levels) and uses that data to provide a fresh analysis of the housing needs in the City and of the City's existing policies and programs to meet those needs. The revised element describes the public participation process that was used to develop appropriate housing objectives and programs and policies to meet the needs identified in the</p>

community and provides details of those policies and programs, including a discussion of the financial resources available for housing production, preservation and rehabilitation, as well as a discussion of constraints to housing production in the City. The element also provides an inventory of vacant land in the City and calculates the number of housing units in each affordability category that the identified vacant land could realistically be expected to support. As the Housing Element is one of the elements required by state law to be included in the City's General Plan, adoption of the updated Housing Element is an amendment to the Colusa General Plan.

State law requires housing elements to be updated at least once every five years to reflect a community's changing housing needs. The City's updated Housing Element is due August 31, 2009, which reflects an extension from the original due date of June 30, 2009, granted by the State to accommodate an update to the State's population projection by the State Department of Finance. The 2009 to 2014 Housing Element addresses Colusa's quantitative housing development and program goals for the planning period for HCD's 2007 to 2014 Regional Housing Needs Allocation Plan (RHNAP) prepared for the Tri-County region. The Colusa Housing Element was last updated in 2004 for the 1999 through 2006 HCD RHNAP planning period.

The draft Housing Element update addresses current and projected housing needs and brings current the goals, policies, and programs to address those needs. Accomplishments since the beginning of the 2007 to 2014 planning period are identified and specific housing objectives are set forth for the remainder of the planning period, including programs and policies the City will implement and abide by in order to facilitate production of appropriate housing to meet the City's share of the regional housing needs, as determined by HCD in consultation with the affected jurisdictions. The draft update also discusses the City's realistic ability to meet the identified housing needs over the planning period, considering market conditions and the short-term economic outlook.

State housing element law requires the City of Colusa to demonstrate the availability of land with appropriate general plan and zoning designations to accommodate the number of housing units identified in each income category by the 2007-2014 RHNAP, which identifies a need for at least 523 new housing units in a variety of income categories, including 204 (39%) units affordable to households earning 80 percent or less of the HCD-defined median income for Colusa County (Low and Very-Low income categories). It should be noted that the Housing element does not require the City or others to construct housing, but determines whether the City can accommodate its share of the regional housing needs allocation assigned by HCD under the RHNAP.

The analysis in the Housing Element of vacant land in the City determined that there is no vacant land within the Neighborhood Apartment District (R-3) or the General Apartment District (R-4); zoning districts with development standards appropriate for the development of multifamily housing that would be affordable to lower income households. The analysis in the Housing Element determined that existing zoning precludes the City from meeting the projected need for housing affordable to low and very low income households, as identified by the City's RHNA housing allocation. Therefore, the Draft Housing Element identifies the need

to revise the City's zoning ordinance to provide sufficient land that is appropriately zoned to permit multifamily development by right as Implementing Action H-2 in Section 9.8.

Housing Element Components

The Colusa Housing element consists of several main sections, each of which addresses a major subject area, as summarized below.

- **Section 9.1: Introduction** addresses the need for and purpose of the Housing element, and summarizes its key components and methodology.
- **Section 9.2: Regulatory Framework** sets forth the state and local laws that establish the framework for the Housing Element's content.
- **Section 9.3: Population and Housing Characteristics, Housing Needs**
 - *Population Characteristics and Historic Trends* includes information about population growth, demographics, and information about the city's households.
 - *Income, Education, and Employment* includes historical and current data on the income, education and employment characteristics of city residents.
 - *Housing Characteristics* includes historical and current physical, economic, and affordability issues and characteristics.
 - *Physical Characteristics and Blight* provides data and analysis about the age and physical conditions of the housing stock available in the City and identifies the suitability of the existing housing stock for habitation.
 - *Housing Needs* analyzes the housing needs within the City, including the housing needs of special populations, including seniors, the disabled, large households, female-headed households, farmworkers, and those in need of emergency shelter.
 - *Availability of Affordable Housing* analyzes the ability of city of Colusa households to obtain affordable housing in the city and to what extent residents are overpaying for to cover housing costs in relation to income needed to meet other essential needs.
 - *Ability to Meet Projected Housing Needs – Regional Fair Share* discusses the City of Colusa's ability to accommodate its fair share of regional housing needs, including affordable housing, as determined by the State Department of Housing and Community Development, and distributed through the Tri-County Area Planning Council (TCAPC).
 - *Quantified Objectives* establishes the maximum number of housing units that are expected to be constructed, rehabilitated and conserved over the 7.5-year time frame (2008-2014) of the Housing Element.
- **Section 9.4: Review of Previous Housing Element** provides an assessment of the City's accomplishments to date with regard to its implementation programs adopted with the 2003 - 2008 Housing Element.

- *2003-2008 Regional Housing Needs Objectives* discusses the housing production objectives of the 1991 – 1997 Housing Element.
- *2003-2008 Accomplishments* discusses the specific accomplishments in meeting the housing production objectives identified in the 2004 Housing Element.
- *Review of Previous Element's Program Effectiveness* reviews and analyzes the effectiveness of specific programs identified by the 2004 Housing Element to assist in meeting the City's housing needs.
- **Section 9.5: Constraints to Housing Production** addresses governmental, and non-governmental constraints to the development of affordable housing and identifies potential means for reducing these constraints.
 - *Governmental Constraints* discusses government agency imposed constraints to housing production including land use controls, improvement standards, impact and application processing fees and processing time requirements, and specifically addresses governmental constraints to production of special needs housing.
 - *Non-Governmental Constraints* describes potential non-government imposed constraints to housing production including the availability of financing, land costs, construction costs, environmental, infrastructure, and public facilities constraints. This section also addresses constraints associated with fair housing issues.
- **Section 9.6: Resources to Meet Housing Needs**

Land Resources

- *Residential Land Inventory* assesses the city's residential land uses and their ability to supply housing for all income-level households in the community.
- *Adequate Sites Requirement* demonstrates the ability of the City to make available an adequate number of sites to facilitate and encourage a sufficient level of new housing production during the 2007-2014 planning period.

Program Resources

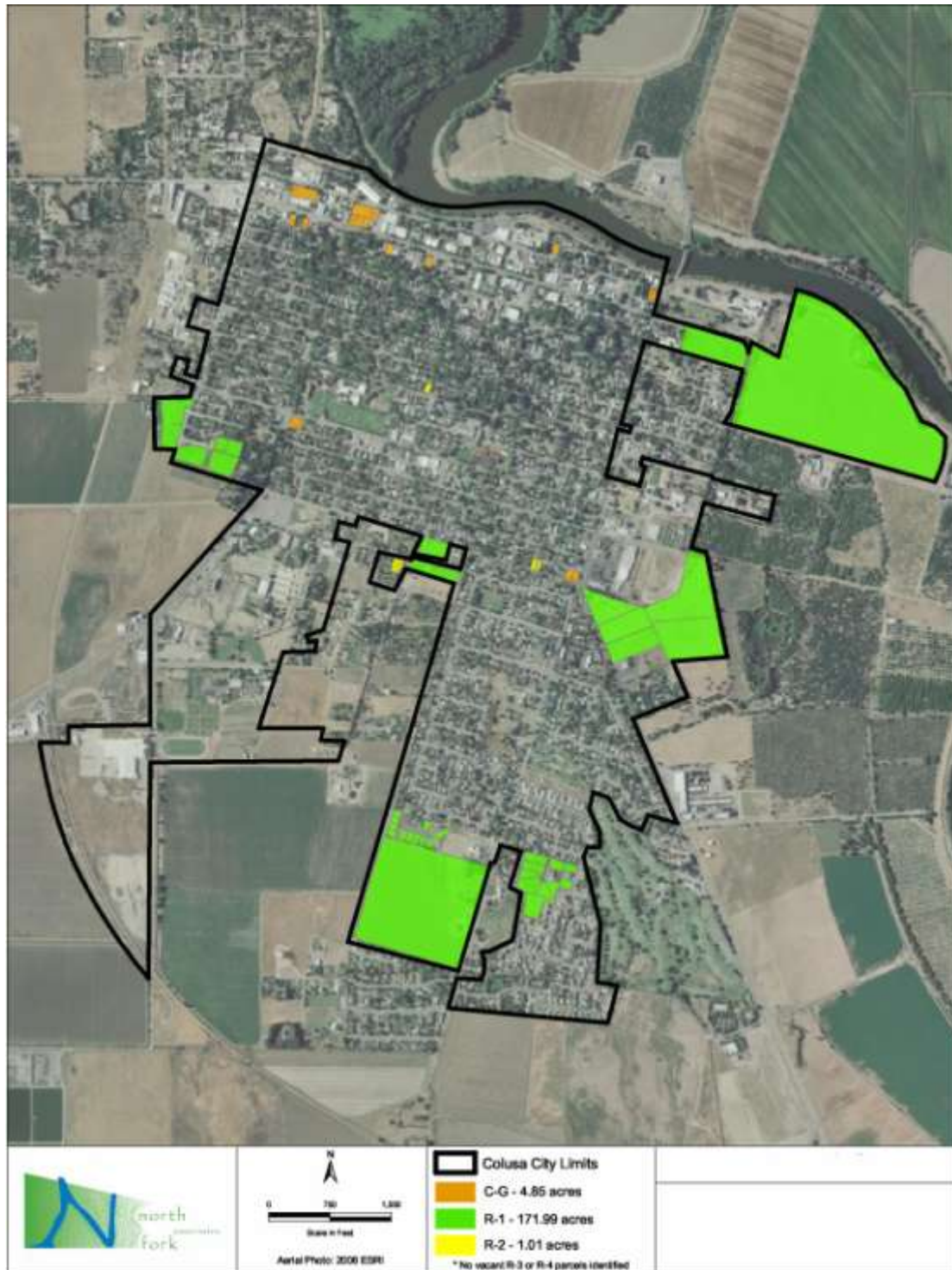
- *City Efforts to Meet Housing Needs* provides a residential land inventory and evaluates the sites relative to the City fulfilling its share of regional housing needs as determined by the State of California and the TCAPC. This section also identifies means by which housing units may be constructed, rehabilitated and conserved to meet the city's housing needs.
- *Housing Cost Reduction and Direct Subsidies* analyzes the city's subsidized housing stock that may be at risk of conversion to market rate rents.
- *State and Federal Programs* lists and describes the various State and federal financial assistance programs that are available to public and private sector affordable housing providers.
- *Redevelopment Agency* provides a status update of the City's redevelopment agency and its activity.

- *Private Programs* lists and describes private programs that provide financial assistance toward the development of affordable housing.
- *Residential Energy Conservation* outlines measures that the City will promote to encourage energy efficiency and conservation, including home weatherization.
- *Equal Housing Opportunity* describes steps that the City will take to ensure continued efforts to prohibit unfair housing practices.
- *Monitoring Program* outlines the process for annual review of the City's progress toward achieving Housing Element objectives.
- **Section 9.7: Housing Goals, Policies, and Implementing Actions** describes the City's commitment to the actions that are necessary to address the housing needs of current and future residents, as well as addressing energy conservation and equal housing opportunity in providing for the identified need. While goal and policy statements are general, the housing programs spell out the specific actions necessary to achieve the goal and policy objectives adopted in principle. Specific actions and programs identified in this document are aimed at meeting the city's affordable housing needs over the 2009-2014 planning period of this document. Specific implementing actions are identified for each policy (Note: the RHNA planning period is different than that of the Housing Element by statute).
- **Section 9.8: Implementing Actions Defined** provides a detailed description of the Implementing Actions, including programs that will implement the City's policies. It assigns Responsibility, Timeframe, and Funding Source for each of the Implementing Actions.

Other Public Agency Approvals

The City's Housing Element and CEQA Initial Study/Mitigated Negative Declaration do not require approval from other public agencies. State law requires an initial review of the Housing Element by the California Department of Housing and Community Development (HCD), followed by subsequent review of a draft revised to reflect the City's response to comments received from HCD on the first draft. The draft Housing Element is presently under review by HCD. Although approval of the Housing Element by HCD is not required, the City will be awarded additional points for competitive grant program applications if the element has been certified by HCD. Grant programs to which this would apply include funding programs for repair and maintenance of low-income housing.

Figure 1 Vicinity and Project Location Map -



ENVIRONMENTAL CHECKLIST

Pursuant to Section 15063, California Environmental Quality Act (CEQA) Guidelines, the City of Colusa has utilized the CEQA Environmental Checklist to evaluate the potential environmental effects of the Housing Element update. The checklist provides a determination of the potential for impacts and includes a discussion that supports the conclusions checked on the form.

All goals, policies, and implementing actions that are referenced in this Initial Study are referred to by their corresponding number in the *City of Colusa Housing Element 2009-2014* public review draft that is the subject of this environmental analysis.

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" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/
Traffic |
| <input type="checkbox"/> Utility/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | <input checked="" type="checkbox"/> None |

DETERMINATION: On the basis of this initial evaluation:

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

- 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 revisions in the project have been made by or agreed to by the project proponent. 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.

- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature_____

Date_____

Printed name John Linhart
(Planning Director)

For City of Colusa

EVALUATION OF ENVIRONMENTAL FACTORS

	Less Than Significant			
Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact	

I. AESTHETICS -- Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(a-d) As described in Implementing Action H-10, Development Review, the City will review each proposed project to ensure that residential development projects are consistent with the goals and policies of its General Plan and implementing ordinances and development standards, including applicable community design guidelines. The Development Review process will consider design elements for any project facilitated by the Housing Element, such as architectural elements, signage, landscaping and site lighting to ensure that all projects are consistent with General Plan policies and adopted development standards intended to ensure compatibility of development with the existing visual character of the City. Implementation of the Development Review process would also ensure no significant increase in light or glare by applying the City's adopted lighting standards. There are no designated state scenic highways within the planning area. No recognized or officially designated scenic vistas are within areas identified for potential housing construction. The Housing Element proposes no specific physical project; individual residential development projects would undergo environmental and design review, as necessary, at the time applications are submitted to the City. Aesthetic impacts resulting from implementation of programs contained in the Housing Element would be less than significant.

It should also be noted that the General Plan calls for, and City staff is working toward, adopting Design Guidelines and a Design Review process to further specify appropriate design and streamline the review process by providing definitive design criteria. Adoption of Design Guidelines and a formal Design Review process is identified as Implementing Action H-16.

This would further ensure that new development is consistent with the existing visual character of the City and minimize aesthetic impacts of future development.

	Less Than Significant			
Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact	

II. AGRICULTURE 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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:*

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(a-c) There are no agricultural zones, classified Farmlands, or Williamson Act contract lands within the City limits. The proposed project would not alter development patterns or provide for development in areas not currently identified for development under the adopted General Plan. Impacts to farmland associated with buildout of the General Plan were previously addressed by the 2007 General Plan EIR. Any projects proposed would be required to comply with all General Plan policies for development adjacent to agricultural uses on lands adjacent to City limits. Implementation of the Housing Element would result in no conversion of important farmland and less than significant impacts associated with conflict with agricultural uses on lands adjacent to the City limits. Impacts on agricultural resources would be less than significant.

	Less Than Significant			
Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact	

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(a-e) The proposed project would not substantially alter development patterns or overall housing densities allowed under the existing General Plan. Impacts to air quality associated with buildout of the General Plan were previously addressed by the 2007 General Plan EIR and found to be potentially significant; a Statement of Overriding Considerations was adopted by the City for potentially significant impacts to air quality as a result of vehicular emissions resulting from buildout of the General Plan. The intent of the Housing Element is to ensure that appropriately designated land is available to accommodate housing for all income categories; the element does not require, propose, or implement any specific physical project.

Since adoption of the housing element would result in no substantial changes in buildout under the General Plan, adoption of the housing element would result in no significant change in pollutant emissions over that analyzed by the General Plan.

The Housing Element proposes no specific physical project; individual residential development projects would undergo environmental review, as necessary, at the time applications are submitted to the City to identify project-specific impacts. Therefore, impacts to air quality as a result of adoption of the Housing Element would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL -- Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(a-f) Since the proposed project would not substantially alter development patterns currently allowed under the existing General Plan, implementation of the Housing Element would not significantly affect biological resources. As described in Implementing Action H-10, Development Review, the City will ensure that residential development projects are consistent with the goals and policies of the General Plan, including all policies pertaining to protection of biological resources. Impacts to biological resources associated with buildout of the General Plan were previously addressed by the 2007 General Plan EIR and found to be less than

significant with implementation of mitigating measures contained in the General Plan. The Housing Element proposes no specific physical project; individual residential development projects would undergo environmental review, at a level determined necessary through preliminary environmental review, at the time applications are submitted to the City.

Any changes to the zoning ordinance or General Plan pursued as implementing actions of the Housing Element, and their effects on biological resources, would be evaluated in subsequent project-specific environmental review, as required under CEQA. The housing element makes no modifications of policies or regulations for the protection of trees or other biological resources. Any proposed projects facilitated by policies in the Housing Element would be required to comply with all existing regulatory requirements for protection of trees and other biological resources. As it does not require any specific physical project that has not been contemplated by the General Plan, adoption of the Housing Element would result in no impacts to biological resources.

	Less Than Significant			
Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact	

V. CULTURAL RESOURCES -- Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(a-d) Since the proposed project would not substantially alter development patterns or housing densities currently allowed under the existing General Plan, implementation of the Housing Element would result in no impacts to cultural resource that have not been previously addressed in the 2007 General Plan EIR at a program level. The Housing Element proposes no specific physical project. Individual residential development projects would undergo environmental review, at a level determined necessary through preliminary environmental review, at the time applications are submitted to the City. Environmental review would evaluate potential impacts to historic and prehistoric resources, and require mitigation measures to reduce any impacts identified. Adoption and implementation of the Housing Element would not commit land to any specific physical disturbance; therefore, update of the Housing Element would result in no impacts to cultural resources.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

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? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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(a-e) No substantial changes in land use are proposed from that contemplated by the Colusa General Plan. Therefore, the Housing Element would result in no impacts related to geology and soils that were not previously analyzed by the 2007 General Plan EIR. The 2007 General

Plan EIR found that impacts associated with geology and soils would be less than significant with implementation of mitigating measures included in the General Plan. The Housing Element proposes no specific physical project. The intent of the Housing Element is to ensure that appropriately designated land is available to accommodate housing for all income categories; the element does not require, propose, or implement any specific physical project. Therefore, the 2007 General Plan EIR provides appropriate program-level analysis of all development with potential to occur under the updated Housing Element.

Individual residential development projects would undergo environmental review, at a level determined necessary through preliminary environmental review, at the time applications are submitted to the City. Environmental review would evaluate potential impacts resulting from seismic risks or risks associated with geological issues specific to the project site and would require mitigation measures to minimize or avoid, to the extent possible, any impacts identified. All development projects would be constructed consistent with adopted building codes and would be required to comply with erosion control standards specified by the City's Grading Ordinance. Since adoption and implementation of the Housing Element would not in and of itself result in any physical development, the project would result in no impacts related to geology or soils.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

(a-h) Although the analysis in the Housing Element found that existing zoning and land use designations do not meet the demand projected by the City's share of the regional housing needs allocation, and changes in adopted zoning are required, these changes would not expand the overall development footprint of the City as analyzed by the General Plan. Therefore, all physical development with potential to be facilitated by the Housing Element has previously been reviewed by the 2007 General Plan EIR. The 2007 General Plan EIR found that compliance with General Plan policies would ensure less than significant impacts associated with Hazardous Materials. The intent of the Housing Element is to ensure that appropriately designated land is available to accommodate housing for all income categories; the element does not require, propose, or implement any specific physical project

Individual residential development projects would undergo environmental review, at a level determined necessary through preliminary environmental review, at the time applications are submitted to the City. Environmental review would evaluate potential impacts resulting from risks posed by use, transport, storage, or disposal of hazardous materials, during both construction and operation; wildfire, proximity to an airport, and interference with adopted emergency plans, and would require mitigation measures to minimize or avoid, to the extent possible, any impacts identified. Since adoption and implementation of the Housing Element would not in and of itself result in any specific physical development, the project would result in no impacts related to hazardous materials, proximity to an airport, impairment of an emergency action plan, or exposure to loss by wildfire.

	Less Than Significant		
Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact

VIII. HYDROLOGY AND WATER QUALITY --

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(a-j) Since the proposed project would not substantially alter development in the City as allowed under the adopted General Plan, implementation of the Housing Element would result in no impacts related to hydrology and water quality that have not been previously addressed in the 2007 General Plan EIR at a program level. The intent of the Housing Element is to ensure that appropriately designated land is available to accommodate housing for all income categories; the element does not require, propose, or implement any specific physical project. The analysis in the Housing Element found that existing zoning and land use designations do not meet the housing demand projected by the City's share of the regional housing needs allocation. While changes in zoning are required to meet the housing needs allocation, changes would not increase the overall development footprint envisioned by the General Plan and policies contained in the General Plan would apply to all projects facilitated by adoption of the Housing Element. Therefore, all physical development with potential to be facilitated by the Housing Element has previously been reviewed by the 2007 General Plan EIR. Therefore, the Housing Element would result in no impacts related to hydrology and water quality that were not addressed in the 2007 General Plan EIR. The 2007 General Plan EIR found that, with implementation of mitigating measures, impacts related to water quality and hydrology would be less than significant.

Individual residential development projects would undergo environmental review, at a level determined necessary through preliminary environmental review, at the time applications are submitted to the City. Environmental review would evaluate potential impacts to water quality and quantity, erosion, contributions to stormwater runoff and flooding, and other hydrologic impacts specific to the project and would require mitigation measures to minimize or avoid, to the extent possible, any impacts identified. All development projects would be required to comply with erosion control standards specified by the City's Grading Ordinance, and stormwater pollution control standards required as conditions of the NPDES permit, and General Plan policies requiring mitigation of flood hazards prior to approval of proposed developments. The city does not lie in an area subject to seiche, tsunami, or mudflow. Since adoption and implementation of the Housing Element would not in and of itself result in any physical development, the project would result in no impacts related to hydrology, flooding, or water quality. No mitigation measures are required.

The General Plan Parks, Recreation, and Resource Conservation Element includes policies and implementing actions pertaining to buildout under the General Plan, including policies to avoid erosion and sediment transport resulting from grading, policies requiring pollution control measures to avoid polluted stormwater runoff to stormdrains, and policies to protect waterways and groundwater from potential contaminants. General Plan policies also require that development result in no net loss of wetlands, as well as policies and implementing actions to protect natural watercourses from potential temporary impacts associated with construction activities. The updated housing element proposes no changes to adopted General Plan land use designations or policies adopted in the General Plan for the protection of surface or ground water quality or quantity and control of stormwater and flooding risks.

	Less Than Significant		
Potentially Significant	With Mitigation	Less Than Significant	No

IX. LAND USE AND PLANNING - Would the project:

	Impact	Incorporated	Impact	Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-c) The analysis in the Housing Element found that existing zoning districts can not accommodate the housing demand projected by the City's share of the regional housing needs allocation. While changes in zone districts are required to meet the housing needs allocation, changes would not substantially change development of the City as envisioned by the General Plan and analyzed by the 2007 General Plan EIR. Policies contained in the General Plan would apply to all projects facilitated by adoption of the Housing Element and any changes in zoning designations required. The policies proposed with this housing element update would not result in the physical division of an established community. Development Review would ensure that individual projects would not physically divide a community and do not conflict with applicable regulations to avoid or mitigate environmental effects of development. Policies and programs in the Housing Element have been reviewed to ensure internal consistency with other elements of the General Plan. Individual projects proposed would be required to undergo review for consistency with the General Plan, Zoning Ordinance, and any applicable programs or plans in effect at the time the project is proposed. As discussed under Section IV, implementation of the Housing Element would result in no impacts associated with inconsistency with an adopted habitat conservation plan or natural community conservation plan.

X. MINERAL RESOURCES -- Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

plan?

(a-b) Adoption of the proposed Housing Element update would result in no change in adopted General Plan land use designations or expansion of the City’s boundaries. The intent of the Housing Element is to ensure that appropriately designated land is available to accommodate housing for all income categories; the element does not require, propose, or implement any specific physical project. Therefore, no change in mineral resources accessibility or availability would occur as a result of the adoption of the revised Housing Element. No important mineral resources occur within the City limits and no mineral extraction operations are currently being pursued in the City. The proposed updated Housing Element would result in no impacts related to the loss of availability of mineral resources.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>XI. NOISE</u> -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above level existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-f) All projects would continue to undergo review by City staff to ensure that they comply with the noise ordinance and residential noise standards required by the General Plan. Part of the Development Review process would include preliminary environmental review to determine potential impacts and the appropriate level of CEQA review. This would include an analysis of potential noise sources, both mobile and stationary and temporary and operational and would include a review of airport and aircraft generated noise. The proposed Housing Element update proposes no changes in the development review process nor any specific development project and would therefore result in no noise impacts not previously reviewed by the 2007 2007 General Plan EIR.

	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact

XII. POPULATION AND HOUSING -- Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Induce substantial 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(a) Adoption of the proposed Housing Element update would result in no change in adopted General Plan land use designations or expansion of the City's boundaries or anticipated development footprint, and would therefore result in no substantial increase in buildout or total population contemplated under the General Plan. Any new units facilitated by adoption of the Housing Element would be developed consistent with the adopted General Plan and the policies contained therein. Therefore, population growth likely to result from adoption of the updated Housing Element has already been analyzed at a programmatic level by the 2007 General Plan EIR, which found that the increase in population as a result of the General Plan was significant and unavoidable; the City Council adopted a Statement of Overriding Considerations for this impact of General Plan implementation. The contribution to this impact as a result of implementation of the Housing Element, which would provide for additional multifamily housing, is considered less than significant.

(b-c) The updated Housing Element does not call for displacement of any existing housing and would result in no displacement of housing or people that would result in the need to construct additional housing elsewhere.

	Less Than Significant			
Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact	

XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governments) facilities, 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 of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The housing element update would not substantially increase residential densities or the overall number of units contemplated by the General Plan. A slight increase in the buildout population and, by extension, demand for public services could occur with adoption and implementation of the State-mandate to provide sewer and water priority to developments including an affordable housing component, as well as through rezoning to higher density development standards. However, any new multifamily units would be developed consistent with the adopted General Plan, which contains policies to ensure that appropriate service levels are maintained to adequately serve the City's population. Any proposed development of additional service facilities or residential developments would undergo individual project-level environmental review as part of the Development Review process. The Housing Element proposes no specific upgrade to city facilities or services. Therefore, the Housing Element update would have a less than significant impact to service levels in the City.

	Less Than Significant			
Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact	

XIV. RECREATION --

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

(a) The housing element update does not propose any specific physical development project and would not substantially alter buildout under the General Plan. A slight increase in population and, by extension, demand for recreation services and facilities could occur with adoption and implementation of the State-mandate to provide sewer and water priority to developments including an affordable housing component, as well as through rezoning of land to allow for higher density development, as it could encourage development of more multifamily housing. However, any new multifamily units would be developed consistent with the adopted General Plan and policies contained therein to ensure maintenance of adequate recreational facilities to serve the population. Therefore, the Housing Element update would have minimal impact related to provision of recreational facilities that has not already been anticipated by the General Plan and analyzed by the 2007 General Plan EIR. Therefore, impacts to recreation are expected to be less than significant.

(b) The housing element does not propose or require any specific development project or identify any areas that would be set aside for recreational facilities. Physical environmental impacts associated with construction of recreational facilities would be evaluated at the project-specific level at the time applications for residential projects are submitted. Adoption of the housing element would have no impact associated with construction of recreational facilities.

	Less Than Significant		
Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact

XV. TRANSPORTATION/TRAFFIC -- Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e) Result in inadequate emergency access?
- f) Result in inadequate parking capacity?
- g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

(a-g) No substantial increase in residential densities or changes in land use designations are proposed as part of the updated Housing Element. The Housing Element proposes no specific physical project and would not substantially increase population in the City over that contemplated by the General Plan and analyzed by the 2007 General Plan EIR. The Impacts associated with traffic generation, transportation safety, or alternative transportation have therefore been analyzed at a programmatic level by the 2007 General Plan EIR. Impacts resulting from changes to the General Plan as a result of the updated Housing Element would be less than significant.

The Development Review process (Implementing Action H-10) would include project and environmental review to determine any potential traffic and transportation impacts, including those related to design hazards, emergency access, parking demand, air traffic, and consistency with local and regional policies, plans, or programs supporting alternative transportation. General Plan Policies contained in the Circulation Element of the General Plan provide mitigating measures for potential traffic and transportation impacts of future development projects in the City and require the City to coordinate with outside agencies including Caltrans to ensure circulation impacts are minimized. Each proposed project would be reviewed for consistency with the General Plan and would be required to be consistent with these policies.

	Less Than Significant			
Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact	

XVI. UTILITIES AND SERVICE SYSTEMS -Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(a-g) No change in the development area of the City and no substantial increase in overall residential units from that contemplated by the General Plan would occur with implementation of the updated Housing Element, and therefore no substantial difference in demand on the City's water or wastewater systems or solid waste facilities would result from adoption of the Housing Element update. Potential demands and a programmatic analysis of impacts associated with meeting demands of the City at buildout were analyzed in the EIR prepared prior to adoption of the city's general plan. General Plan policies contained in the Municipal Facilities and Services Element (Chapter 8.0 of the General Plan) would ensure that adequate facilities and services are available to serve the needs of new development prior to project approval. Specifically, Policy MFS-1.1 requires the City to ensure that sufficient resources exist

to provide for an adequate level of utilities service, and operations, and maintenance resources for capital facilities by requiring new developments to pay for appropriate services to meet the new demand created. Each proposed project would be reviewed at the time an application is submitted to ensure that adequate facilities exist prior to project approval and to analyze potential impacts associated with additional facilities necessary to meet the demand created. Any stand-alone project to increase utility capacity or service capability would be required to undergo environmental review prior to approval.

The updated housing element does not propose, require, or approve any specific physical project and would therefore result in no impacts to utilities or service systems beyond those previously analyzed in the 2007 General Plan EIR.

	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Potentially Significant Impact			

XVII. MANDATORY FINDINGS OF SIGNIFICANCE --

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>a) Does the project have the potential to 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, 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> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>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 projects, and the effects of probable future projects.)</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed Housing Element update does not propose, require, or approve any specific physical project and would not substantially increase alter buildout units or population beyond what is anticipated and planned for by the General Plan. Therefore, the project would result in less than significant impacts in the resource areas identified and discussed in this document.