

# CITY OF HIGHLAND



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**PUBLICATION OF THIS NOTICE DOES NOT IMPLY THE REVIEWING AUTHORITY (CITY OF HIGHLAND) HAS MADE A FINAL DECISION TO ADOPT THE NEGATIVE DECLARATION**

**Lead Agency:**

City of Highland, Planning Division  
27215 Base Line  
Highland, CA 92346

**Contact:**

Lawrence A. Mainez, City Planner  
(909) 864-8732, Ext. 215

Sean Kelleher, Assistant Planner  
(909) 864-8732, Ext. 210

The City of Highland, in its capacity as the Lead Agency for this Project, evaluated the potential environmental impacts of the Project in accordance with the California Environmental Quality Act (CEQA). The City has determined through the preparation of an Initial Study the Project will not result in any significant environmental impacts, and therefore will prepare a Negative Declaration for the Project identified below. The Initial Study meets the requirements of CEQA, and the City of Highland Guidelines for the implementation of CEQA.

We need to know your views as to the scope and contents of the environmental information, which has been included in the Initial Study. If you represent a responsible or trustee agency, we are particularly interested in information germane to your statutory responsibilities. If you are a public agency, you will need to use the Initial Study prepared by our Agency when considering your permit or other approval for the Project.

**DUE TO THE TIME LIMITS MANDATED BY STATE LAW, YOUR RESPONSE MUST BE SENT AT THE EARLIEST POSSIBLE DATE, BUT NO LATER THAN THE ENDING DATE SPECIFIED BELOW.**

**Project Title:** Draft 2014 – 2021 Housing Element, General Plan Amendment (GPA-012-001)

**Project Location:** City Wide

**Project Description:**

The City of Highland has completed its Update to the General Plan Housing Element (Chapter 8) in accordance with the California Government Code Section 65585 and 65588. The proposed update (amendments) represent a comprehensive update of the City's Housing Element (2014-2021 Planning Period) to bring it into compliance with State Housing. The State of California Department of Housing and Community Development (HCD) is currently reviewing the City's "Draft 2014-2021 Housing Element."

**Public Review:**

General Plan Amendment (GPA-012-001) Initial Study / Negative Declaration, and related documents are available for public review daily during normal business hours. Members of the public may view these documents at City Hall Planning Division, located at 27215 Base Line, Highland and submit comment at or prior to the Planning Commission hearing. An opportunity will be given at said hearing for all interested persons to be heard.

**Public Review Period:** Begins: **March 15, 2013** Ends: **April 15, 2013**

**Public Hearing(s):** Tentative Date: April 16, 2013 (Planning Commission)  
May 14, 2013 (City Council – tentative)  
Time: 6:00 p.m. or soon thereafter  
Location: Leo Donahue Council Chambers  
27215 Base Line

**Comments:** All comments and questions should be in writing and directed to:

City of Highland  
Attention: Lawrence A. Mainez City Planner  
27215 Base Line  
Highland, CA 92346



## INITIAL STUDY

1. **Case no.:**  
General Plan Amendment (GPA-012-001)  
"2006-2014 Housing Element Update"
2. **Lead agency name and address:**  
City of Highland  
27215 Base Line  
Highland, CA 92346
3. **Contact person and phone number:**  
Lawrence A. Mainez, City Planner  
Tel: (909) 864-8732, Ext. 215  
Sean Kelleher, Assistant Planner  
Tel: (909) 864-8732, Ext. 210
4. **Project location:**  
City-Wide
5. **Project sponsor's name and address:**  
City of Highland  
27215 Base Line  
Highland, CA 92346
6. **Description of project:**  
*(Describe the whole action involved, including but not limited to later phases of the Project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)*

The proposed General Plan Amendment consists of updating the City's Housing Element of the General Plan in accordance with the California Government Code Section 65585 and 65588. State law requires that a jurisdiction evaluate its Housing Element every eight (8) years to determine its effectiveness in achieving City and State housing goals and objectives, and to adopt an updated Housing Element that reflects the results of such an evaluation. The City's existing Fourth Round Housing Element (2006 - 2014) was certified by the State on January 3, 2012. The proposed Amendment represents a comprehensive update of the City's Housing Element (2014-2021 Planning Period) to bring it into compliance with State Housing Law and to meet the State's Fifth Revision statutory

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**City Council**

**Mayor**  
Larry McCallon

**Mayor Pro Tem**  
Penny Lilburn

Sam J. Racadio  
Jody Scott  
John P. Timmer

**City Manager**  
Joseph A. Hughes

deadlines. On January 11, 2013, the City of Highland submitted the “Draft 2014-2021 Housing Element” for review by the State of California Department of Housing and Community Development (HCD). On March 9, 2013, the City received a letter from HCD, stating the City's Draft Housing Element meets the statutory requirements of State Housing Element Law.

*Housing Element Purpose and Function:*

The purpose and function of the Housing Element Update is to provide a framework of housing opportunities designed to meet the specific needs of Highland's existing and future residents. The subject Housing Element Update provides residents and local government officials with a greater understanding of local housing needs and guidance in matters related to housing. The Housing Element Update is a reflection of the City's dedication to creating quality living environments affordable to all economic segments of the community.

The Housing Element provides Programs created to address housing needs, reduce constraints to housing for all, and set aside land and financial resources for residents and developers. To the agencies and departments entrusted with its implementation, the Housing Element functions as a guidebook for alleviating housing problems and serves as a resource for those seeking housing opportunities and assistance.

*Consistency with State Planning Law:*

The Highland Housing Element Update was prepared in conformance with State Housing Law (Government Code Section 65580-65589). This Document provides residents of the community and local government officials with a greater understanding of the housing needs in Highland and guidance in matters related to housing. As noted above, State Law requires that the City periodically review the Housing Element in order to evaluate:

- the appropriateness of the housing goals, objectives, and strategies in contributing to the attainment of the State housing goal;
- the effectiveness of the Housing Element in attainment of the community's housing goals and objectives; and
- the progress of the City in implementing the Housing Element.

The City's Housing Goals, Policies, and Programs are based on an analysis of existing and projected housing needs, and evaluation of potential constraints to housing, and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing for households of all income levels. An evaluation of the previous Programs identifies progress and areas in need of improvements.

*General Plan Consistency:*

Section 65300.5 of the Government Code states that the General Plan shall comprise of integrated, internally consistent set of policies. The structures of the proposed Housing Element is built on the same foundation upon which all other Elements of the Plan were formed. In addition, the Housing Element Goals complement those found in the other elements of the General Plan. Cohesive housing policies that are appropriate to Highland

were designed through this coordination.

Regional Housing Needs Assessment:

California Housing Law requires that each city and county develop local housing programs designed to meet its existing housing needs for all income groups in their community and share of the region's need for housing through the 2014 to 2021 Planning Period. Given the fundamental importance of housing to quality of life Statewide, all communities are required to affirmatively address the existing and future housing needs in their community. The City of Highland's existing need includes many different needs. Some of the more important housing-related needs include: 1) to provide affordable housing for its residents; 2) to recognize and address the special needs of certain residents; 3) to rehabilitate housing and improve neighborhoods; and 4) to strengthen the local economy and contribute to economic development goals; and 5) to support other General Plan's efforts to improve and maintain the quality of life.

California Housing Law also requires cities to meet its future housing needs of those who might reasonably be expected to reside in Highland due to population, household, and employment growth. The Southern California Association of Governments (SCAG) makes growth projections and the need for housing throughout the region. SCAG then develops projections of housing need for every city in the region, and these projections include housing affordable at all income levels. This share of the housing need is referred to as the Regional Housing Needs Assessment (RHNA).

The City of Highland's share of the region's housing need for the October 2013, through October 2021 Planning Period is 1,500 units divided into four Income Categories: 349 Very Low, 246 Low, 280 Moderate, and 625 Above Moderate Income Units, as shown in the Table below. Cities are not required to build the housing units. However, State Law does require cities to plan to accommodate this growth forecasted for 2014-2021. Cities plan for this growth by setting aside land at a variety of densities and instituting programs to facilitate new housing.

<b>Highland 2014-2021 RHNA</b>		
<b>Income Category:</b>	<b>RHNA:</b>	<b>Percentage of Households:</b>
Very Low (50% or below of median)	349	23.267%
Low (51-80% of median)	246	16.4%
Moderate (81-120% of median)	280	18.667%
Above Moderate (120% of median)	625	41.667%
<b>Total:</b>	<b>1500</b>	<b>100%</b>
Source: SCAG 2012		

The Housing Element Organization

Section 65583 of the Government Code requires that the Housing Element include

several components covering an evaluation of existing programs, housing trends, housing needs and constraints, and the creation of housing programs to respond to those needs and reduce those constraints. The proposed Housing Element is organized into two Sections: Housing Plan and Housing Technical Report, both of which are described below.

### Housing Plan

This portion of the proposed Housing Element contains essentially the Housing Plan portion of the Housing Element. To that end, it contains the following three Sections.

- Introduction - summary of the statutory and planning context, including public outreach and results. This Section also includes an overview of the purpose and function of the Housing Element, State Law, Public Participation efforts, General Plan Consistency, Regional Housing Needs Assessment, discussion concerning the Housing Element organization.
- Evaluation of the 2006-2014 Housing Element - an assessment of the previous Housing Element's effectiveness.
- Housing Resources – a detailed outline of the Zoning District, General Plan Policy Areas, Housing Market Conditions, new housing construction, and 2014-2021 - Housing Element Goals, Policies, and Programs to address its housing needs.
- Appendix A – Vacant Land Inventory
- Appendix B – Underutilized Land Inventory

### Housing Technical Report

The Technical Report is an essential companion to the Housing Plan and contains the information necessary to understand the City's housing needs, its constraints and opportunities. Specially, it contains:

- Demographic Profile.
- Housing Profile.
- Special Needs Group.
- Future Housing Needs.
- Housing Constraints - an analysis of Land Use Controls, Residential Development Standards, Building Codes, On- and Off-site Improvements, Development Review and Development Impact Fees, Permit Approval Process, Market Constraints, Environmental Hazards, and Energy Conservation.

### Department of Housing and Community Development (HCD):

In accordance with Government Code Section 65585(b), the subject Housing Element was submitted to the California Department of Housing and Community Development for its initial ninety (90) day review on January 11, 2013. On March 9, 2013, the City received a letter from HCD, stating the City's Draft Housing Element meets the statutory requirements of State Housing Element Law. It is anticipated the Planning Commission will take action on the draft Housing Element at their May 21, 2013, Public Hearing. The City Council will take action at their June 11, 2013, Public Hearing. Once adopted by the City Council, the final draft of the Housing Element will be submitted to the Department of Housing and Community Development for their certification (Article 10.6 of the

Government Code).

This Initial Study is intended to cover both the City’s 2014-2021 Housing Element Update (General Plan Amendment, Chapter 8 – Housing Element).

“Draft 2014-2021 Housing Element” dated January 2013 (Exhibit 1)

7. **Present Land Use:**

The Project is City-wide in the incorporated boundaries of the City of Highland. More specifically, the areas of the City which permit or will be rezoned residential development will be evaluated and a determination made as to the adequacy of development of housing.

8. **General Plan Designation:**

The Project is City-wide within the incorporated boundaries of the City of Highland. More specifically, the areas of the City which permit or will be rezoned residential development will be evaluated and a determination made as to the adequacy of development of housing.

9. **Zoning:**

The Project is City-wide in the incorporated boundaries of the City of Highland. More specifically, the areas of the City which permit or will be rezoned residential development will be evaluated and a determination made as to the adequacy of development of housing.

10. **Is the proposed action a “Project” as defined by CEQA?** Yes   
*(See Section 2.6 of State CEQA Guidelines. If more than one Project is present in the same area, cumulative impact should be considered)* No

11. **If “yes” above, does the Project fall into any of the Emergency Projects listed in Section 15269 of the State CEQA Guidelines?** Yes   
 No

12. **If “no” on 10., does the Project fall under any of the Ministerial Acts listed in Section 15268(b) of the State CEQA Guidelines?** Yes   
 No

13. **If “no” on 12., does the Project fall under any of the Statutory Exemptions listed in Article 18 of the State CEQA Guidelines?** Yes   
 No

14. **If “no” on 13., does the Project qualify for one of the Categorical Exemptions listed in Article 19 of the State CEQA Guidelines?** Yes   
*(Where there is a reasonable probability that the activity will have a significant effect due to special circumstances, a categorical exemption does not apply).* No

15. **Surrounding land uses and setting:** *(briefly describe the Project’s surroundings)*

The project is City-wide in the incorporated boundaries of the City of Highland. More specifically, the areas of the City which permit or will be rezoned residential development will be evaluated and a determination made as to the adequacy of development of

housing.

16. **Surrounding General Plan and Zoning:**

The Project is City-wide in the incorporated boundaries of the City of Highland. More specifically, the areas of the City which permit or will be rezoned residential development will be evaluated and a determination made as to the adequacy of development of housing.

17. **Is the proposed Project consistent with:** *(if answered “yes” or “n/a”, no explanation is required)*

City of Highland General Plan	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Applicable Specific Plan	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
City of Highland Zoning Code	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
South Coast Air Quality Management Plan	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
San Bernardino International Airport Master Plan	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Other:	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>

18. **Are any of the following studies required?**

Air Quality Study	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Archaeological Report	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Biological Study	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Geological Report	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Greenhouse Gas Analysis	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Groundwater Analysis	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hazardous Materials Study	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Housing Analysis	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydrology	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Noise Study	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Sewer Study	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Slope Study	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Soils Report	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Traffic Study	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Water Quality Report	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Other	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

19. **Other public agencies whose approval is required:** *(e.g., permits, financing approval, or participation agreement)*

City of Highland Planning Commission, City of Highland City Council, and California Department Housing and Community Development (HCD)

20. **Information sources cited:**

*The documents below are incorporated herein by reference and are available for review at Highland City Hall, located at 27215 Base Line, California.*

1. City of Highland General Plan and Environmental Impact Report (SCH# 2005021046) Adopted by the City Council March 14, 2006.

## 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"/> Greenhouse Gas Emissions	<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"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance

## DETERMINATION

On the basis of this initial evaluation:

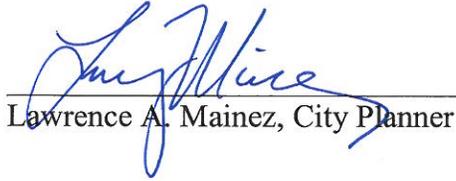
- I find that the proposed Project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions 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, because 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.

**LISTED BELOW ARE THE PERSON(S) WHO PREPARED OR PARTICIPATED IN THE PREPARATION OF THE INITIAL STUDY:**



Sean Kelleher, Assistant Planner

3/11/2013  
Date



Lawrence A. Mainez, City Planner

3/11/2013  
Date

## 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 in the parentheses following each question. 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 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 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: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a Project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

**Section 1 AESTHETICS**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the Project have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the Project 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. Would the Project substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Would the Project 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation:**

The proposed 2014-2021 Housing Element Update is not regulatory, therefore no aesthetic impacts are anticipated. Upon the submittal of a future housing development application, additional environmental review would be conducted and appropriate action taken to address any potential impacts.

**Mitigation Measures:** Not Required

**Section 2 AGRICULTURE 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 forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.*

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the Project 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. Would the Project 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. Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined by 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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Would the Project 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 forest land to non-forest land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation:**

The proposed 2014-2021 Housing Element Update is not regulatory, therefore no agricultural and forest resource impacts are anticipated. Upon the submittal of a future housing development application, additional environmental review would be conducted and appropriate action taken to address any potential impacts.

**Mitigation Measures:** Not Required

**Section 3 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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the Project conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Would the Project 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d. Would the Project expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Would the Project create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation:**

The proposed 2014-2021 Housing Element Update is not regulatory, therefore no air quality impacts are anticipated. Upon the submittal of a future housing development application, additional environmental review would be conducted and appropriate action taken to address any potential impacts.

**Mitigation Measures:** Not Required

**Section 4 BIOLOGICAL RESOURCES:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the Project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the Project 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 US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Would the Project 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. Would the Project 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. Would the Project 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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Would the Project 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"/>

**Explanation:**

The proposed 2014-2021 Housing Element Update is not regulatory, therefore no biological impacts are anticipated. Upon the submittal of a future housing development application, additional environmental review would be conducted and appropriate action taken to address any potential impacts.

**Mitigation Measures:** Not Required

**Section 5 CULTURAL RESOURCES:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the Project 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. Would the Project 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. Would the Project 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. Would the Project disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation:**

The proposed 2014-2021 Housing Element Update is not regulatory, therefore no cultural resource impacts are anticipated. Upon the submittal of a future housing development application, additional environmental review would be conducted and appropriate action taken to address any potential impacts.

**Mitigation Measures:** Not Required

**Section 6 GEOLOGY AND SOILS:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the Project 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"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the Project result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Would the Project 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"/>
d. Would the Project 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"/>

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
e. Would the Project 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"/>

**Explanation:**

The proposed 2014-2021 Housing Element Update is not regulatory, therefore no geology or soils impacts are anticipated. Upon the submittal of a future housing development application, additional environmental review would be conducted and appropriate action taken to address any potential impacts.

**Mitigation Measures:** Not Required

**Section 7 GREENHOUSE GAS EMISSIONS**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation:**

The proposed 2014-2021 Housing Element Update is not regulatory, therefore no greenhouse gas emission impacts are anticipated. Upon the submittal of a future housing development application, additional environmental review would be conducted and appropriate action taken to address any potential impacts.

**Mitigation Measures:** Not Required

**Section 8 HAZARDS AND HAZARDOUS MATERIALS:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the Project 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. Would the Project 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. Would the Project 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. Would the Project 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. Would the Project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Would the Project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g. Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Would the Project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation:**

The proposed 2014-2021 Housing Element Update is not regulatory. It should be noted that many of the vacant and underutilized residentially zoned parcels identified in the Housing Element inventory are located within the City’s Airport Overlay Zone E (Airport Influence Zone). Zone E indicates the risk factor from the San Bernardino International Airport is negligible. No development is proposed as part of this project therefore no hazards or hazardous materials impacts are anticipated. Upon the submittal of a future housing development application, additional environmental review would be conducted and appropriate action taken to address any potential impacts.

**Mitigation Measures:** Not Required

**Section 9 HYDROLOGY AND WATER QUALITY:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the Project violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the Project 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. Would the Project 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. Would the Project 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. Would the Project 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. Would the Project otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g. Would the Project 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. Would the Project 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. Would the Project 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. Would the Project inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation:**

The proposed 2014-2021 Housing Element Update is not regulatory, therefore no hydrology or water quality impacts are anticipated. Upon the submittal of a future housing development application, additional environmental review would be conducted and appropriate action taken to address any potential impacts.

**Mitigation Measures:** Not Required

**Section 10 LAND USE AND PLANNING:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the Project physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the Project 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. Would the Project 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"/>

**Explanation:**

The proposed 2014-2021 Housing Element Update is not regulatory. The purpose and function of the Housing Element is to provide a framework of housing opportunities designed to meet the specific needs of Highland's existing and future residents. The subject Housing Element provides residents and local government officials with a greater understanding of local housing needs and guidance in matters related to housing. The Housing Element is a reflection of the City's dedication to creating quality living environments affordable to all economic segments of the community. The Housing Element provides programs created to address housing needs, reduce constraints to housing for all, and set aside land and financial resources for residents and developers. To the agencies and departments entrusted with its implementation, the housing element functions as a guidebook for alleviating housing problems and serves as a resource for those seeking housing opportunities and assistance.

Section 65300.5 of the Government Code states that the General Plan shall comprise of integrated, internally consistent set of policies. The structures of the proposed Housing Element is built on the same foundation upon which all other elements of the plan were formed. In addition, the Housing Element goals complement those found in the other elements of the General Plan. Cohesive housing policies that are appropriate to Highland were designed through this coordination.

No development is proposed as part of this Project therefore no land use and planning impacts are anticipated. Upon the submittal of a future housing development application, additional environmental review would be conducted and appropriate action taken to address any potential

impacts.

**Mitigation Measures:** Not Required

**Section 11 MINERAL RESOURCES:**

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Would the Project 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. Would the Project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation:**

The proposed 2014-2021 Housing Element Update is not regulatory, therefore no mineral resource impacts are anticipated. Upon the submittal of a future housing development application, additional environmental review would be conducted and appropriate action taken to address any potential impacts.

**Mitigation Measures:** Not Required

**Section 12 NOISE:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the Project result in 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. Would the Project result in 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. Would the Project result in 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. Would the Project result in a substantial temporary or periodic 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"/>
e. Would the Project result in 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 area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Would the Project result in 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"/>

**Explanation:**

The proposed 2014-2021 Housing Element Update is not regulatory, therefore no noise impacts are anticipated. Upon the submittal of a future housing development application, additional environmental review would be conducted and appropriate action taken to address any potential

impacts.

**Mitigation Measures:**        Not Required

**Section 13 POPULATION AND HOUSING:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the Project 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the Project 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. Would the Project 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"/>

**Explanation:**

The proposed 2014-2021 Housing Element Update is not regulatory. The purpose and function of the Housing Element is to provide a framework of housing opportunities designed to meet the specific needs of Highland's existing and future residents. The subject Housing Element provides residents and local government officials with a greater understanding of local housing needs and guidance in matters related to housing. The Housing Element is a reflection of the City's dedication to creating quality living environments affordable to all economic segments of the community. The Housing Element provides programs created to address housing needs, reduce constraints to housing for all, and set aside land and financial resources for residents and developers. To the agencies and departments entrusted with its implementation, the housing element functions as a guidebook for alleviating housing problems and serves as a resource for those seeking housing opportunities and assistance.

No development is proposed as part of this project therefore no population and housing impacts are anticipated. Upon the submittal of a future housing development application, additional environmental review would be conducted and appropriate action taken to address any potential impacts.

**Mitigation Measures:** Not Required

**Section 14 PUBLIC SERVICES:**

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation:**

The proposed 2014-2021 Housing Element Update is not regulatory, therefore no public services impacts are anticipated. Upon the submittal of a future housing development application, additional environmental review would be conducted and appropriate action taken to address any potential impacts.

**Mitigation Measures:**            Not Required

**Section 15 RECREATION:**

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation:**

The proposed 2014-2021 Housing Element Update is not regulatory. No development is proposed as part of this project. Therefore, no recreational impacts are anticipated. Upon the submittal of a future housing development application, additional environmental review would be conducted and appropriate action taken to address any potential impacts.

**Mitigation Measures:** Not Required

**Section 16 TRANSPORTATION/TRAFFIC:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the Project 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the Project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Would the Project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Would the Project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Would the Project result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Would the Project result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Would the Project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation:**

The proposed 2014-2021 Housing Element Update is not regulatory. No development is proposed as part of the project. Therefore, no transportation/traffic impacts are anticipated. Upon the submittal of a future housing development application, additional environmental review would

be conducted and appropriate action taken to address any potential impacts.

**Mitigation Measures:** Not Required

**Section 17 UTILITIES AND SERVICE SYSTEMS:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the Project 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. Would the Project 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. Would the Project 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. Would the Project 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. Would the Project 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. Would the Project 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. Would the Project 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"/>

**Explanation:**

The proposed 2014-2021 Housing Element Update is not regulatory, therefore no utilities and

service systems impacts are anticipated. Upon the submittal of a future housing development application, additional environmental review would be conducted and appropriate action taken to address any potential impacts.

**Mitigation Measures:** Not Required

**Section 18 MANDATORY FINDINGS OF SIGNIFICANCE:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the Project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation:**

The proposed 2014-2021 Housing Element Update is not regulatory, therefore the project has no potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, or cause fish or wildlife to drop or threaten to eliminate a plant or animal community or eliminate important examples of major periods of California history or prehistory. The proposed General Plan Amendment is consistent with the remaining General Plan Elements and there are no new substantial changes due to new, significant environmental effects or a substantial increase in the severity of impacts identified in the General Plan Final Environmental Impact Report. There are no impacts adverse to human beings, either directly or indirectly anticipated. Upon the submittal of a future housing development application, additional environmental review would be conducted and appropriate action taken to address any impacts.

**Mitigation Measures:** Not Required