

MENDOCINO COUNTY ENVIRONMENTAL REVIEW GUIDELINES

<b>Section I Description Of Project.</b>
<p><b>DATE:</b> MAY 1, 2015  <b>CASE#:</b> GP 2014-0001  <b>DATE FILED:</b> 9/12/2014  <b>OWNER:</b> NUMEROUS  <b>APPLICANT:</b> MENDOCINO COUNTY PLANNING AND BUILDING SERVICES  <b>REQUEST:</b> Mendocino County Housing Element Update  <b>LOCATION:</b> All unincorporated areas within Mendocino County, excluding the city limits of Ukiah, Fort Bragg, Willits and Point Arena.  <b>PROJECT COORDINATOR:</b> GRAHAM HANNAFORD</p>
<b>Section II Environmental Checklist.</b>
<p><i>“Significant effect on the environment” means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change, may be considered in determining whether the physical change is significant (CEQA Guidelines, Section 15382).</i></p> <p><i>Accompanying this form is a list of discussion statements for all questions, or categories of questions, on the Environmental Checklist (See Section III). This includes explanations of “no” responses.</i></p>

**Project Description:** The project is to update the Housing Element of Mendocino County as required by Government Code Sections 65580-65589.8. The Housing Element is a comprehensive statement by the County describing the housing needs of Mendocino County and how the County plans, policies, action items and regulations facilitate the development, improvement and perseveration of housing for all economic segments of the community. The Housing Element is one of seven General Plan Elements mandated by the State of California, as required in Government Code Sections 65580 to 65589.8. State law requires that the Housing Element consist of the identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives and scheduled programs for the preservation, improvement and development of housing. The Housing Element sets forth the County’s strategy for enhancing and preserving the housing stock, for expanding housing opportunities for various economic segments, and along with the Land Use Element, provides policy guidance for decision making related to housing. State law also requires regular updates of the Housing Element. Until the passage of State Bill (SB) 375 in 2008, Housing Elements were expected to be undated every five years. SB 375 increases the length of the Housing Element cycle to eight years while requiring a more in a depth analysis of Regional Housing Needs Allocation (“RHNA”) statistics.

HCD projects statewide housing needs and allocates those needs to each regional government in the State. For Mendocino County, the regional agency is the Mendocino Council of Governments (MCOG). MCOG allocates housing production goals for each jurisdiction primarily based on their “fair share” of the region’s population growth. Of the 250 housing units allocated to MCOG, Mendocino County will need to accommodate 168 units. One of the primary purposes of the Housing Element is to demonstrate the County’s ability to accommodate residential development to meet the housing allocation. According to the 2014-2019 housing allocation, the County will need to accommodate 40 very low-income, 27 low-income, 27 moderate-income and 74 above moderate income housing units. It is important to note that while the County does not build housing, the County can provide incentives and assist in the development of affordable housing to the degree resources are available.

The Draft 2014-2019 Housing Element identifies sufficient exiting land zoned at various densities to accommodate the County’s Regional Housings Needs Allocation of 168 dwelling units. The development of 168 units is consistent with County’s General Plan (2009) projections for growth.

The 2014-2019 Housing Element is a policy document: it sets forth policies and strategies for accommodating the County’s housing needs. The element identifies sites where there is capacity for the development needed to meet

identified housing needs consistent with General Plan and current zoning to occur. This Negative Declaration does not evaluate the site-specific impacts of any development. Development could occur on identified sites or on other sites within the County, and it would be speculative to assume that development to meet housing needs will occur only on those sites identified in the Housing Element. Residential development on the identified opportunity sites or most other sites in the County will require entitlement and appropriate environmental review that will address site-specific impacts.

The Draft 2014-2019 Housing Element goals to be implemented do not differ from the 2009 Housing Element nor do they propose any additional intensification of development including Action Item 3.1d which remains in place to complete the 24 acre multifamily rezone requirement from the 2009 Housing Element.

This Initial Study/Negative Declaration (IS/ND) evaluates the foreseeable impacts of the updated document in relation to the previous Housing Element.

**Environmental Setting:** Situated between Humboldt County and Sonoma County on the California coast, Mendocino County was established in 1850. Mendocino County is a large and diverse area with a rugged and dramatic coastline, redwood forests, and agricultural valleys. The County contains four incorporated cities: Fort Bragg, Willits, Ukiah, and Point Arena. Much of the remainder of the County is rural in comparison, with smaller communities such as Boonville, Covelo, and Gualala dispersed throughout large areas of resource lands.

Historically, resource and extraction industries, agriculture, and tourism have been the largest employers in the County. Increasingly, however, the County has become a destination for persons looking to move away from urban environments such as the San Francisco Bay Area and the Sacramento Valley. Between 1970 and 2000, the County's population increased by 70 percent. The growth rate has slowed in recent years and was only 2.3%, increasing from 86,265 in 2000 to 88,291 in 2013. The anticipated growth by the year 2020 is a 3.6% increase, resulting in a population of about 91,489.

Home values in Mendocino County and the surrounding counties increased significantly between 2000 and 2006, but dropped significantly in 2007 with the collapse of the housing market. While home prices have risen substantially since 2000, prices in 2012 were still over 30 percent lower than their peak in 2006. The median home value in Mendocino County grew by 130 percent to \$457,400 from 2000 to 2006, but then dropped to \$353,400 in the 2008-2012 period of analysis. Compared with neighboring counties, Mendocino County had the second highest median home value, after Sonoma County, according to the 2000 Census and the latest ACS five year estimates by the Census Bureau.

In 2009, the County of Mendocino adopted an updated General Plan and certified the associated Final Environmental Impact Report (FEIR). The 2009 General Plan update contains supporting environmental goals, policies and implementation measures designed to reduce the environmental impacts of development (including housing) within the County over the long term. Additionally, in 2011 the County adopted the Ukiah Valley Area Plan (UVAP) and certified its associated FEIR. The Housing Element Update is consistent with these documents, and as a result the mitigating goals and policies included in the General Plan and UVAP as well as mitigation found in the certified FEIR support the Housing Element Update as self-mitigating.

### Environmental Checklist

The Project's potential level of impact is indicated as follows:

**"Potentially Significant Impact"** means there is substantial evidence that an effect may be significant.

**"Potentially Significant Unless Mitigation Incorporated"** means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.

**"Less Than Significant Impact"** means that the effect is less than significant and no mitigation is necessary to reduce the impact to a lesser level.

**"No Impact"** means that the effect does not apply to the Project, or clearly will not impact nor be impacted by the Project.

**Environmentally Factors Potentially Affected**

None of the environmental factors would be potentially affected by this project. The environmental factors below are discussed in this document.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry 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.

**Purpose of this Initial Study:** This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the project, as proposed, may have a significant effect upon the environment. Based upon the finding contained in this report, the Initial Study will be used in support of the preparation of a negative declaration.

**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 fall 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 the project-specific screening analysis).

2. All answers must take into account the whole action involved, including offsite as well as onsite, 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: Potentially Significant Unless 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 Section XVII, "Earlier Analysis" may be cross-referenced.
5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEAQ process, an effect had 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 an adequately analyzed in an earlier document pursuant to applicable legal standards and state whether such effects were addressed by mitigation measures based in 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 previously prepared or outside document should, where appropriate, include a reference to the page where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.

<b><u>I. AESTHETICS.</u> Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**No Impact a-d:** The proposed Housing Element Update is a policy document intended to help ensure and maintain consistency with State law and the County's General Plan. Goals, policies and action items are included to direct higher density housing to areas currently established for this propose in the General Plan and are established, in part, in order to reduce impacts on the scenic character of the County. Land use tools such as the

Open Space land use designation and General Plan policies adopted to ensure that future growth is consistent with the 2009 General Plan Development Element will promote the protection of scenic resources.

The Housing Element Update does not propose specific projects, and potential indirect impacts have been addressed in the General Plan Update FEIR (2009). Aesthetic considerations, such as damage or degradation of scenic resources or visual character, effects on scenic vistas, and new sources of light and glare will be considered at the time site specific projects are proposed. Therefore, impacts are considered to have no impact.

<b>II. AGRICULTURE AND FORESTRY RESOURCES.</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<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) 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 use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No Impact a-e:** The proposed 2014-2019 Housing Element update encourages the development of parcels in locations near services. The General Plan contains policies that encourages growth in cities, cities' spheres of influence and unincorporated communities with infrastructure and service capacity to support growth. These areas typically are zoned for residential and do not contain agricultural or forest uses.

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

standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
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"/>

**Less than significant impact a-e:** The Housing Element Update is a policy document and does not involve the construction of additional housing not previously considered by the 2009 General Plan that would violate air quality standards, result in a net increase in pollutants, expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors. Furthermore, the Element does not conflict with applicable air quality plans. The Housing Element does include policies and implementing actions that are designed to facilitate the development of housing to meet the current and future housing needs of all income levels and special needs groups. These implementing actions may result in the construction of additional housing or the rehabilitation of existing housing within the County of Mendocino. This may result in additional pollutants and a cumulative increase in criteria pollutants. Each project that involves the construction of housing units or substantial rehabilitation will be subject to project-specific environmental review. At such time, determination will be made as to whether that project will result in potentially significant impacts to air quality.

The Mendocino County Air Quality Management District has established attainment criteria for pollutants and any increase in criteria emissions must address this issue. Future development must remain in attainment for criteria pollutants and any impacts from increased emissions from the County of Mendocino. Thus, impacts from the Housing Element Update are considered less than significant.

<b>IV. BIOLOGICAL RESOURCES: Would the project</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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, 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"/>

**No Impact IV a-f:** The adoption of the Housing Element Update will not adversely impact biological resources, special status habitat, wetlands, wildlife movement, local policies protecting biological resources, or conflict with an adopted habitat conservation plan or state habitat conservation plan.

Environmental review procedures (CEQA and the County’s Environmental Review Guidelines) currently in place and administered by the County will ensure that adequate mitigation measures will be identified for future projects that will achieve “no net loss” of sensitive habitat acreage, values, and function. Therefore, implementation of the Housing Element Update consistent with the 2009 General Plan Update and FEIR would maintain no additional impacts to special-status species.

All impacts resulting from the anticipated growth and development within the County were addressed in the Mendocino County 2009 General Plan EIR. The General Plan EIR did not find and significant impacts related to substantial interference with the movement of any native resident or migratory fish or wildlife species.

<b><u>V. CULTURAL RESOURCES.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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"/>

**No Impacts a-d:** The Housing Element Update does not involve the construction of housing. Future development consistent with the Housing Element and County’s General Plan is not expected to negatively impact land that has historical, archaeological or paleontological significance as described in the General Plan Update FEIR. Future discretionary projects will be subject to environmental review, and specific projects that include the development of housing will be evaluated for the possibility of the disturbance of any archaeological or historical resources, including human remains associated with these resources. As a result, the 2014 Housing Element Update has no impact on cultural resources.

The Development Element of the General Plan Update includes four policies for the protection of cultural resources: Policy DE-1, DE-2, DE-3 and DE-4. The General Plan Update and implementation of these policies reduces the potential impacts to cultural resources.

<b>VI. GEOLOGY AND SOILS.</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

While the County's Housing Element Update does not propose the development of new housing, it does introduce policies that promote the development of residential units for a variety of income groups at residential densities consistent with the General Plan land use classifications. These policies do not specify where additional housing should be located or mandate construction; rather the policies serves as a plan for the County with respect to the development of housing. Thus the Housing Element Update does not conflict with the policies and mitigation measures identified in the General Plan.

Alquist-Priolo Earthquake Fault Zones are mapped within the project area, and applicable state and local regulations will apply. General Plan policies and implementation measures, in conjunction with seismic provisions of the California Building Code (CBC), will minimize the impact of strong seismic shaking. In addition, any rezoning of land or future development will be evaluated on a project-by-project basis for potential seismic or geological risks. As required by the County Planning and Building Services Division, specific sites will be reviewed to ascertain whether the soil has the potential for landslides, erosion, subsidence, liquefaction, expansion, and is capable of handling septic tanks or other wastewater disposal systems. Similarly, any reduction in the minimum lot size for residential zones would include the study and evaluation of whether such a reduction would impact the geologic stability.

While the potential for seismic activity cannot be totally avoided, adherence to County regulations relative to unreinforced masonry buildings, Alquist-Priolo Earthquake Fault Zones, current building codes, and the lack of building types (multi-story) that are normally high-risk from a seismic shaking, reduce this potential impact to a less than significant level.

<b><u>VII. GREENHOUSE GAS EMISSIONS.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) 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) 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"/>

While the County's Housing Element Update does not propose the development of new housing, it does introduce policies that promote the development of residential units for a variety of income groups at residential densities consistent with the General Plan land use classifications. These policies do not specify where additional housing should be located or mandate construction; rather the policies serves as a plan for the County with respect to the development of housing. Thus the Housing Element Update does not conflict with the policies and mitigation measures identified in the General Plan.

<b><u>VIII. HAZARDS AND HAZARDOUS MATERIALS.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) 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) 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"/>

The Housing Element Update is a policy document designed to address the County’s housing needs. Implementation of the Update will not create new hazards as the Update does not involve the construction of housing, but is designed to address housing needs by facilitating future development. The Update complies with the County’s 2009 General Plan Update.

The Housing Element Update contains implementation measures which may lead to future development in currently undeveloped areas. The Housing Element intends to direct future development to more urbanized areas and not in areas with a high risk of wildland fire hazards, known hazardous areas or sources, airport hazards, or inadequate emergency access. Specific housing projects will be subject to environmental review to identify and address these issues. This Housing Element Update will create no additional impact.

<b><u>IX. HYDROLOGY AND WATER QUALITY.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

which would result in flooding on- or off-site?				
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"/>

Although the Housing Element Update does not propose or mandate the construction of new housing units in the county, it does have policies that could result in additional residential units in as-of-yet unspecified portions of the unincorporated area. Any specific projects resulting from the implementation of policies and actions included as part of the Housing Element Update would be subject to environmental review to address the individual and cumulative impact upon water resources, including the alteration of drainage patterns that might result in flooding, siltation, or erosion.

The Housing Element Update does not place any structures in the 100-year floodplain or put persons or structures at risk due to dam or levee failure or inundation as the document is a policy document and does not include actual construction of housing. While there are risks associated with the development of any specific project within the 100-year floodplain, future development is subject to environmental review and mitigation prior to project approval. As a result, no impacts not previously covered in the General Plan FEIR are foreseen.

<b>X. LAND USE AND PLANNING.</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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"/>

The Housing Element Update is a planning document designed to address the County’s housing needs over the 2014-2019 planning period. The Housing Element Update does not propose any actions that would divide established communities in the County of Mendocino. Goals, policies and implementation measures proposed in the Housing Element Update have been drafted to be in compliance with the County’s updated General Plan (2009). None of the proposed Housing Element goals, policies, and implementation measures are considered contrary to the County’s General Plan.

<b>XI. MINERAL RESOURCES.</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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"/>

The Housing Element Update is a policy document and does not involve the direct use of natural resources, including mineral resources or sites containing known mineral resources. The Update contains policy implementation related to this item designed to avoid any impacts to natural resources, consistent with the 2009 County General Plan.

<b>XII. NOISE</b> <b>Would the project result in:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 levels 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 area 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"/>

The Housing Element Update encourages the development of housing within the County of Mendocino. While in some cases this may lead to residential development in or near commercial areas or in proximity to noise sources, the 2009 General Plan Update and FEIR includes goals, policies, implementation measures and mitigation intended to reduce noise impacts upon new development including but not limited to Policy DE-56, Policy DE-58, and Policies DE-98 through DE-110. Furthermore, new development is subject to environmental review, including an assessment of potential noise impacts on new residential development in residential as well as commercial districts.

Any project that proposes residential development within an airport land use plan or near a public, private or public use airport would be subject to environmental review as well as the regulations regarding noise outlined in the General Plan, Zoning Ordinance, and airport Comprehensive Land Use Plan. This Housing Element Update has no potential additional impact on noise standards in the County.

<b>XIII. POPULATION AND HOUSING.</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

While the Housing Element is designed to facilitate the development of housing in order to meet anticipated population growth and includes policies to allow for greater residential density, the implementation of the Housing Element Update is not expected to induce growth. The purpose and scope of the Update is to ensure that sufficient sites are available and that existing constraints are reduced or removed in order to encourage housing production to meet the expected need during the 2014-2019 planning period.

The proposed project would ensure adequate land is made available with appropriate zoning to allow the County to meet its RHNA allocation. The Update does not propose development of these units, but identifies actions to remove governmental constraints associated with unit development and includes policies that would promote development of the affordable units. The Update is a policy document and does not identify or entitle actual construction and/or future development projects. Future housing projects may require appropriate environmental review and impacts associated with those projects will be considered at that time. Growth inducement impacts as a result of the project are considered to be less than significant.

The Housing Element Update includes policies and implementation measures that focus, in part, on revitalization and rehabilitation of existing housing in an effort to reduce the necessity to disrupt existing residents and communities. Rehabilitation efforts, as prescribed in the implementation measures and policies of the Housing Element Update, are not expected to result in the displacement of substantial numbers of persons or housing units. The Housing Element must demonstrate the availability of appropriately zoned land needed to meet the Regional Housing Needs Allocation (RHNA) (Government Code Sections 65582(a)(3) and 65582.2(a)). The previous Housing Element (2009) demonstrated a need for increased land zoned for multiple-family housing development and established a provision to rezone 24 acres of land to R-3 zoning. This action is currently ongoing but expected to be completed before the end of 2015. The County currently has an ample supply of land suitable for residential development to meet the RHNA. Impacts are less than significant.

<b><u>XIV. PUBLIC SERVICES</u></b>	<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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

While the Housing Element Update does not cause the construction of housing units, the Element does include implementation measures that could facilitate increased residential units in some areas, thereby requiring additional public services. At this point however, it is impossible to predict where and what districts these areas will be located. Nor is it possible to predict whether or not development will actually occur.

The County of Mendocino is expected to continue to grow in the future regardless of whether the Housing Element Update is adopted. One purpose of the Housing Element is to ensure that existing constraints are reduced or removed in order to encourage housing production to meet the expected need during the 2014-2019 planning period. Future residential projects will be subject to CEQA review including potential impacts on fire and police protection, schools, parks, and other public facilities. No impact from implementation of the Housing Element Update is expected.

<b><u>XV. RECREATION.</u></b>	<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"/>

The Housing Element Update is intended to address existing and future housing needs in the County of Mendocino. The implementation measures included as part of the Housing Element Update are not expected to generate excess housing capacity. New developments resulting from density increases would be required by existing regulations to provide adequate recreational facilities consistent with the County’s General Plan. Future residential projects will be subject to CEQA review, including potential impacts on recreational facilities. As a result, the Housing Element Update will have no additional impact.

<b>XVI. TRANSPORTATION/TRAFFIC. Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The adoption and implementation of the Housing Element is not expected to generate additional traffic beyond that identified in the 2009 General Plan Update FEIR. Actions in the Housing Element such as encouraging mixed-use, second units, and multi-family development, may reduce traffic and commute times as housing is located in closer proximity to job centers. Over the long-term, an increased range of housing opportunities may reduce traffic congestion and cumulative increases in areas of the County. Individual housing developments remain subject to project-specific review to assess potential traffic impacts.

The Housing Element Update does not increase or change air traffic patterns or substantially increase hazards. Implementation of the Update does not involve changes to airports or prompt changes in air traffic patterns due to the rezoning of land to residential uses. Furthermore, no design features that would substantially increase safety risks are proposed as part of the Update.

The Update does not propose any changes to emergency access. Proposed individual housing developments in the County are subject to environmental review, including review by fire and police to determine adequate emergency access. Implementation measures that encourage second units as well as mixed-use and multi-family development in commercial areas may create additional parking needs; however, these individual projects would be subject to review and must meet the parking requirements contained in the County's Zoning Ordinance. Furthermore, the location of housing in commercial districts and more urbanized areas may lessen the need for parking as more persons are in closer proximity to jobs and public transportation. This may facilitate the use of public transportation and other alternative means of transit. Impacts are considered less than significant.

<b><u>XVII. UTILITIES AND SERVICE SYSTEMS.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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"/>

The County's Housing Element is a policy plan intended to address housing needs. While the Housing Element Update does not cause the construction of housing units, the Element does include implementation measures that could facilitate increased housing density in some areas, thereby requiring additional public services. At this point however, it is impossible to predict where and what districts these areas will be located. Nor is it possible to predict whether or not development will actually occur. Thus, the Housing Element is not expected to exceed

wastewater treatment requirements, require new or expanded wastewater, storm drainage, solid waste, or water facilities, or conflict with federal, state or local regulations pertaining to solid waste.

XVIII. 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 checked="" type="checkbox"/>	<input 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"/>

- A. As discussed in the preceding sections, the project does not have the potential to significantly degrade the quality of the environment, including effects on animals or plants, or to eliminate historic or prehistoric sites.
- B. As discussed in the preceding sections, both short-term and long-term environmental effects associated with the project will be less than significant.
- C. When impacts associated with the project are considered alone or in combination with other impacts, the project-related impacts are insignificant.
- D. The above discussions do not identify any substantial adverse impacts to people as a result of the project.