

Environmental Checklist

California Environmental Quality Act

CITY OF MONTE SERENO

18041 Saratoga-Los Gatos Rd.
Monte Sereno, CA 95030

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1. Project Title: **City of Monte Sereno General Plan Update**

2. Lead Agency Name and Address: **City of Monte Sereno**
18041 Saratoga-Los Gatos Road
Monte Sereno, CA 95030

3. Contact Person and Phone Number: **Erin McGranahan, (408) 354-7635**

4. Project Location: **City of Monte Sereno, Santa Clara County**

5. Project Sponsor's Name and Address: **City Council, City of Monte Sereno (see above)**

6. General Plan Designation: **Various**

7. Zoning: **Various**

8. Description of Project:

The proposed project analyzed and considered in this Initial Study is a comprehensive update of the City of Monte Sereno General Plan, including the Housing Element.

The proposed Monte Sereno General Plan consists of six elements that together meet the requirements for the seven mandatory elements required by state law. The elements in the Monte Sereno General Plan are:

- Land Use Element
- Housing Element
- Circulation Element
- Open Space and Conservation Element
- Public Services and Facilities
- Health and Safety Element

The General Plan also includes a Glossary and a comprehensive Implementation Program. The Implementation Program details procedures, programs, or approaches the City will pursue over time to implement the General Plan goals and policies. Some of the implementation measures are processes or procedures the City currently performs on a day-to-day basis (such as project review), while others identify new programs or projects that will be implemented with specified time frames.

9. Surrounding Land Uses and Setting. (Briefly describe the project's surroundings.): **The City of Monte Sereno is located in the western hills of Santa Clara County between the communities of Saratoga and Los Gatos. The surrounding land uses included residential and some commercial uses along Winchester Boulevard.**

10. Other agencies whose approval is required (e.g. permits, financing approval, or participation agreement):
California Department of Housing and Community Development (HCD)

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"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |

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.

Signature

Date

Printed Name

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 Section XVII, "Earlier Analysis," 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 that 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

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
I. AESTHETICS -- <i>Would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
Discussion:				
<p>a-d) The City of Monte Sereno is largely developed; however, areas exist within the City that provide an aesthetic resource, such as open space, scenic vistas and currently undeveloped land. The proposed policies in the Draft General Plan require that existing trees and terrain shall be maintained whenever possible. Under the current Zoning Ordinance (Monte Sereno Municipal Code, Chapter 10), scenic resources, including development along Highway 9, the scenic highway corridor, and visual character are regulated by the City through the Site Development Permit process. This process includes a noticed public hearing, which provides an opportunity for community input.</p> <p>Adoption and implementation of the goals, policies and programs recommended by the Draft General Plan will not directly result in adverse impacts associated with aesthetics.</p>				
II. AGRICULTURE RESOURCES --<i>Would the project:</i>				
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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
Discussion:				
<p>a-c) The City of Monte Sereno is largely developed and there is no agricultural land within the City. There will be no change to the existing conditions.</p> <p>Adoption and implementation of the goals, policies and program recommended by the Draft General Plan will not result in adverse impacts associated with agricultural resources.</p>				

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
III. AIR QUALITY -- Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative threshold for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X
<p>Discussion:</p> <p>a-e) The Bay Area Air Quality Management District (BAAQMD) regulates air quality in Santa Clara County. Santa Clara County, including Monte Sereno, is part of the region-wide non-attainment area in which ambient levels exceed State or federal air quality standard for ground-level ozone and airborne particulates (PM_{2.5} and PM₁₀).</p> <p>The Health and Safety Element of the General Plan addresses compliance with the current Air Quality Management Plan for the Bay Area. The Health and Safety Element is designed to ensure City land use decisions work to implement and comply with federal, state, and local regulations pertaining to air quality. Implementation measures provide for continued compliance with applicable regulations of the Bay Area Air Quality Management District. No impact will result.</p> <p>Adoption and implementation of the goals, policies and program recommended by the Draft General Plan will not result in adverse impacts associated with air quality.</p>				
IV. BIOLOGICAL RESOURCE -- Would the project:				
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?				X
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 U.S. Fish and Wildlife Service?				X
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				X

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
interruption, or other means?				
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?				✗
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✗
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?				✗
<p>Discussion:</p> <p>a-f) Monte Sereno is located in a suburban setting. Land uses consist entirely of residential development and open space. Topography is varied with steep slopes and gently rolling areas. Streams flows through the City in flatter areas were development currently exists. Development is restricted within 50 feet of streams and creeks.</p> <p>Adoption and implementation of the goals, policies and programs recommended by the Draft General Plan will not directly result in adverse impacts associated with biological resources.</p>				
<p>V. CULTURAL RESOURCES -- <i>Would the project:</i></p>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				✗
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				✗
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✗
d) Disturb any human remains, including those interred outside of formal cemeteries?				✗
<p>Discussion:</p> <p>a-d) Following the established guidelines of the State Office of Historical Preservation allows private owners and City government to work together to find alternative to the destruction of historic properties.</p> <p>Current municipal code requires properties over 60 years old to be reviewed for historic significance prior to approval of a Site Development Permit. Depending on the findings of the review historically significant features will be required to remain or replicated.</p> <p>Adoption and implementation of the goals, policies and programs recommended by the Draft General Plan will not directly result in</p>				

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
adverse impacts associated with cultural resources.				
VI. GEOLOGY AND SOILS -- <i>Would the project:</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?				X
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?				X
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?				X
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?				X
Discussion:				
<p>a-e) The City is located at the base of the Santa Cruz Mountains. Topography varies within the City from steep mountain areas with native oaks and redwoods, to gently sloping areas covered in chaparral and crossed by streams. The upper slopes of Monte Sereno are known to be vulnerable to land sliding; it is estimated that about 75 percent of land within the City has a high potential for earthquake-induced landslides. Geotechnical studies are required to investigate the stability of a particular site and to provide structural design recommendations. As mentioned above, risk of land sliding is one of the factors contributing to higher development costs in Monte Sereno area.</p> <p>The potentially active Shannon Fault passes through Los Gatos just north of Monte Sereno. An official Alquist-Priolo Special Studies Zone encompassing this fault trace has been designated by the State and included a 12-acre portion of Monte Sereno in the vicinity of La Rinconada Drive and Winchester Boulevard. The San Andreas Fault is located south of the City in the Sphere of Influence.</p>				

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
Adoption and implementation of the goals, policies and programs recommended by the Draft General Plan will not directly result in adverse impacts associated with geological and soil resources.				
VII. HAZARDS AND HAZARDOUS MATERIALS -- <i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
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?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
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?				X
<p>Discussion:</p> <p>a-h) Concentration of hazardous substances are largely associated with commercial and industrial land uses. As Monte Sereno contains no land zoned for commercial or industrial uses, hazards are considered minimal or non-existent.</p> <p>Portions of the City, the majority located south of Highway 9, are considered Wildfire Hazard Zones by Santa Clara County Fire Department. The risk of fires is highest in the steep, heavily vegetated hillside area south of Highway 9 and heavily vegetated and grassy open spaces. To reduce fire hazards, Monte Sereno adopted a weed and brush abatement ordinance. The ordinance requires residents to remove and properly dispose of fire hazards from their property.</p> <p>Adoption and implementation of the goals, policies and programs recommended by the Draft General Plan will not directly result in</p>				

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
adverse impacts associated with hazards and hazardous materials.				
VIII. HYDROLOGY AND WATER QUALITY -- <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?				✗
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)?				✗
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?				✗
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?				✗
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?				✗
f) Otherwise substantially degrade water quality?				✗
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?				✗
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✗
i) Expose people or structure to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✗
j) Inundation by seiche, tsunami, or mudflow?				✗
Discussion:				
a-j) Monte Sereno's water is supplied to the City by San Jose Water. The primary water source is mountain stream run off. The water that the City receives from San Jose Water is managed, treated and maintained by Santa Clara County Valley Water				

	Summary of Impacts			
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<p>District.</p> <p>Large scale flooding does not impose a significant hazard in Monte Sereno (General Plan, pg. 101).</p> <p>Adoption and implementation of the goals, policies and programs recommended by the Draft General Plan will not directly result in adverse impacts associated with hydrology, water resources or flooding.</p>				
IX. LAND USE AND PLANNING -- <i>Would the project:</i>				
a) Physically divide an established community?				X
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?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
<p>Discussion:</p> <p>a-c) Adoption and implementation of the goals, policies and programs recommended by the Draft General Plan will not directly result in adverse impacts associated with land use as there are virtually no changes being proposed. Although the Housing Element includes language supporting review of policies regarding secondary dwelling units and annexation, adoption of the document does not result in any direct action. Any amendments to the General Plan will require specific environmental review.</p>				
X. MINERAL RESOURCES -- <i>Would the project:</i>				
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?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
<p>Discussion:</p> <p>a-b) Adoption and implementation of the goals, policies and programs recommended by the Draft General Plan will not directly result in adverse impacts associated with mineral resources.</p>				
XI. NOISE – <i>Would the project:</i>				
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?				X

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				✗
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				✗
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				✗
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?				✗
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?				✗

Discussion:

a-f) Automobiles are the most common noise source in Monte Sereno. Automobile noise is greatest along Highway 9 and Winchester Boulevard. Local and regional growth is not anticipated to create a large increase in traffic during the next 20 years (General Plan Figure HS-5). Noise impacts also result from construction and landscaping activities. The Monte Sereno Municipal Code establishes permitted hours for construction and mechanical blowers, to reduce the noise during evening and weekends.

No part of Monte Sereno is located within an area covered by an airport land use plan. The nearest airport is in San Jose. Thus, adoption and implementation of the General Plan and will not result in airport noise impacts on people residing or working within the Planning Area.

Adoption and implementation of the goals, policies and programs recommended by the Draft General Plan will not directly result in adverse impact associated with noise.

XII. POPULATION AND HOUSING -- *Would the project:*

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✗	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✗
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✗

Discussion:

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
a-c) Program H-3.1 in the Housing Element calls for the City to consider amendment of the secondary dwelling unit ordinance to increase the maximum permitted size of the second units up to 1,200 square. The quantified objective of Program H-3.1 is an increase of secondary dwelling units by 30 units. This increase is minimal and would not induce substantial population growth.				
XIII. PUBLIC SERVICES -- Would the project:				
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:				X
Fire protection?				X
Police protection?				X
Schools?				X
Parks?				X
Other public facilities?				X
Discussion:				
a) Adoption and implementation of the goals, policies and programs recommended by the Draft General Plan will not directly result in adverse impacts to public services.				
XIV. RECREATION -- Would the project:				
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?			X	
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?			X	
Discussion:				
The General Plan Update will not directly result in potentially significant impacts.				
Policies in the Draft Housing Element that support construction of dwelling units may have indirect impacts such as increased population or traffic. These impacts (which would be addressed through project-specific review) may be potentially significant when considered cumulatively. However, increases proposed through policy language regarding dwelling units would result in less than a 4.5% increase in the number of housing units. Due to the small number of dwelling units proposed, impacts are considered less than significant.				

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
a-b) Adoption and implementation of the goals, policies and programs recommended by the Draft General Plan will not directly result in adverse impacts to recreation services.				
XV. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
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?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
Discussion:				
a-g) The General Plan policies call for the City to consider safety improvements along roadways for pedestrians and bicyclist.				
Adoption and implementation of the goals, policies and programs recommended by the Draft General Plan will not directly result in adverse impacts to transportation and circulation.				
XVI. UTILITIES AND SERVICES SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
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?				X
c) Require or result in the construction of a new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
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?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
Discussion:				
a-g) Adoption and implementation of the goals, policies and programs recommended by the Draft General Plan will not directly result in adverse impacts to utilities and service systems.				
XVII. MANDATORY FINDINGS OF SIGNIFICANCE				
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?				X
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)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X
Discussion:				
a-d) The General Plan Update will not directly result in potentially significant impacts.				
Policies in the Draft Housing Element that support construction of secondary dwelling units may have indirect impacts such as increased traffic and resulting noise and pollutant emissions. These impacts (which would be addressed through project-specific review) may be potentially significant when considered cumulatively. However, increases proposed through policy language				

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<p>regarding secondary dwelling units would result in less than a 4.5% increase in the number of housing units. Due to the small number of secondary dwelling units proposed, impacts are considered less than significant.</p> <p>Overall, the General Plan policies and programs do not have environmental impacts that are cumulatively significant.</p> <p>The Housing Element includes methods of meeting the City Regional Housing Needs Allocation (RHNA), but does not include or imply approval of any specific project. City staff will undertake individual and cumulative environmental analyses of specific projects if they are initiated by a developer or property owner.</p>				