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## IV. ENVIRONMENTAL IMPACT ANALYSIS

### A. IMPACTS FOUND TO BE LESS THAN SIGNIFICANT

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Section 15128 of the CEQA Guidelines states:

*“An EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR. Such a statement may be contained in an attached copy of an Initial Study.”*

An Initial Study was prepared for the proposed project (see Appendix A of this Draft SEIR). The detailed analysis contained in the Initial Study determined that specific impacts related to the following environmental topics would be less than significant.

#### **Aesthetics**

- Substantially Damage Scenic Resources within a State Highway

#### **Agriculture Resources**

- Convert Farmland to Non-Agricultural Use
- Conflict with Existing Zoning for Agricultural Use or Williamson Act Contract
- Conflict with or Cause Rezoning of Forest or Timberland

#### **Air Quality**

- Conflict with or Obstruct Implementation of Air Quality Plan
- Create Objectionable Odors

#### **Biological Resources**

- Conflict with the Provisions of an Adopted Habitat Conservation Plan, Natural Community Conservation Plan, or Other Approved Conservation Plan

#### **Cultural Resources**

- Cause a Substantial Adverse Change in the Significance of a Historical Resource

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**Geology and Soils**

- Expose People or Structures to Rupture of a Known Earthquake Fault or Seismic Related Ground Failure, Including Liquefaction
- Have Soils Incapable of Adequately Supporting Septic Tanks

**Greenhouse Gas Emissions**

- Conflict with an Applicable Plan, Policy or Regulation Adopted to Reduce Emissions of Greenhouse Gases
- The following analysis was conducted after preparation of the Initial Study: In 2010, the Bay Area Air Quality Management District (BAAQMD) adopted thresholds of significance to assist in the review of projects under CEQA. These thresholds were designed to establish the level at which BAAQMD believed air pollution and greenhouse gas emissions would cause significant environmental impacts under CEQA and were posted on BAAQMD's website and included in the Air District's updated CEQA Guidelines (updated May 2011). These criteria establish a "bright-line" greenhouse gas emissions threshold at 1,100 metric tons per year for land-use type projects and 10,000 metric tons per year for stationary sources.<sup>1</sup> Projects with emissions above this threshold would be considered to have an impact, which, cumulatively, would be significant. BAAQMD included screening tables to determine if land use projects should require detailed analysis of air quality emissions. For greenhouse gas emissions, the BAAQMD considers single family residential projects with more than 56 dwelling units to have a potentially significant impact. Smaller projects, such as this project, are considered to have less-than-significant emissions.

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<sup>1</sup> BAAQMD's adoption of the thresholds was called into question by an order issued March 5, 2012, in *California Building Industry Association v. BAAQMD* (Alameda Superior Court Case No.RGI0548693). The order requires BAAQMD to set aside its approval of the thresholds until it has conducted environmental review under CEQA. The claims made in the case concerned the environmental impacts of adopting the thresholds, that is, how the thresholds would indirectly affect land use development patterns. Those issues are not relevant to the scientific basis of BAAQMD's analysis of what levels of pollutants should be deemed significant. Scientific information supporting the thresholds was documented in BAAQMD's proposed thresholds of significance analysis that is contained in Appendix D of those Guidelines.

**Hazards and Hazardous Materials**

- Create a Significant Hazard Through Transport, Use, or Disposal of Hazardous Materials
- Create a Significant Hazard Involving the Release of Hazardous Materials into the Environment
- Emit Hazardous Emissions or Handle Hazardous Wastes within One-Quarter Mile of a School
- Be Located on a Site That is Included on a List of Hazardous Materials Sites
- Located within Two Miles of a Public Airport or within the Vicinity of a Private Airstrip

**Hydrology and Water Quality**

- Substantially Deplete Groundwater Supplies or Interfere with Groundwater Recharge
- Place Housing or Structures within a 100-year Flood Hazard Area
- Placing Structures within a 100-Year Flood Hazard Area that Could Impede or Redirect Flood Flows
- Inundation by Seiche or Tsunami

**Land Use and Planning**

- Physically Divide an Established Community
- Conflict with any Applicable Habitat Conservation Plan or Natural Community Conservation Plan

**Mineral Resources**

- Result in the Loss or Availability of a Known Mineral Resource That Would be of Value to the Region and the Residents or the State
- 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

**Noise**

- Located within Two Miles of a Public Airport or within the Vicinity of a Private Airstrip

**Population and Housing**

- Induce Substantial Population Growth in an Area, Either Directly or Indirectly
- Displace Substantial Numbers of Existing Housing or People, Necessitating the Construction of Replacement Housing Elsewhere

**Public Services**

- 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 following Public Services: Fire Protection, Police Protection, Schools, Parks and Other Public Facilities

**Recreation**

- 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
- Include Recreational Facilities or Require the Construction or Expansion of Recreational Facilities Which Might Have an Adverse Physical Effect on the Environment

**Transportation and Traffic**

- Result in a Change in Air Traffic Patterns

**Utilities and Service Systems**

- Exceed Wastewater Treatment Requirements of the Applicable Regional Water Quality Control Board
- Have Sufficient Water Supplies Available to Serve the Project
- Be Served by a Landfill with Sufficient Permitted Capacity to Accommodate the Project's Solid Waste Disposal Needs
- Comply with Federal, State, and Local Statutes and Regulations Related to Solid Waste