

(925) 335-1290

DATE: March 16, 2009

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A PROPOSED
NEGATIVE DECLARATION**

**Housing Element Update (2009-2014)
County File # GP 08-0005**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Department of Conservation and Development for Contra Costa County has prepared an initial study on the following project:

**2009 Housing Element Update (2009-2014)
Contra Costa County General Plan
County File: GP# 08-0005**

Contra Costa County has prepared a draft update to the Housing Element in the County General Plan, which is proposed to cover a five-year period from 2009 to 2014. The current Housing Element was adopted by the Board of Supervisors in December 18, 2001. The updated 2009 Housing Element identifies and analyzes existing and projected housing needs for population groups within the unincorporated area of Contra Costa County, and it provides a statement of goals, policies, quantified objectives, and documents programs for the preservation, improvement, and development of housing within the unincorporated area. The Housing Element is mandated under CA Govt. Code Section 65580 and it is subject to the review and certification by the California Department of Housing and Community Development.

The proposed project will not result in any significant impacts.

A copy of the Negative Declaration and all documents referenced in the Negative Declaration may be reviewed in the offices of the Department of Conservation and Development, Application and Permit Center at the McBrien Administration Building, North Wing, Second Floor, 651 Pine Street, Martinez, during normal business hours.

Public Comment Period - The period for accepting comments on the adequacy of the environmental documents extends to **5:00 P.M., Thursday, April 16, 2009**. Any comments should be in writing and submitted to the following address:

Contra Costa County
Department of Conservation and Development
651 Pine Street, North Wing, 4th Floor
Martinez, CA 94553-0095
Attn: Patrick Roche

The proposed Negative Declaration will be considered for adoption at a meeting of the Board of Supervisors which is anticipated to occur sometime before June 30, 2009. At this meeting, the Board of Supervisors will conduct a public hearing on the proposed 2009 Housing Element Update (County File: GP# 08-0005) and they will also consider the proposed Negative Declaration. The date of the Board hearing will be determined following the conclusion of the Contra Costa County Planning Commission hearing and recommendation on the 2009 Housing Element (which is also to be scheduled).

Persons interested in finding out more about the upcoming hearing dates on the 2009 Housing Element should periodically consult the Contra Costa County website (<http://www.co.contra-costa.ca.us>) or contact the Department of Conservation and Development by telephone at (925) 335-1290. Note that the Board of Supervisors and County Planning Commission each conduct their respective meetings in Room 107 (Board Chambers), Contra Costa County McBrien Administration Building, which is located at the corner of Pine and Escobar streets in Martinez, California. The Board of Supervisors holds its regular weekly meetings at 9:30 a.m. on Tuesday mornings and the County Planning Commission regularly meets at 7:00 p.m. on the second and fourth Tuesday of each month.

Patrick Roche
Principal Planner

cc: County Clerk's Office (2 copies)

ENVIRONMENTAL CHECKLIST FORM

1. Project Title: 2009 Housing Element Update (2009-2014), Contra Costa County General Plan (County File: GP#08-0005)

2. Lead Agency Name and Address: Contra Costa County
Department of Conservation and Development
651 Pine Street, 4th Floor North Wing
Martinez, CA 94553

3. Contact Person and Phone Number: Patrick Roche
(925) 335-1242

4. Project Location: Unincorporated area of Contra Costa County

5. Project Sponsor's Name and Address: Contra Costa County
Department of Conservation and Development
651 Pine Street, 4th Floor North Wing
Martinez, CA 94553

6. General Plan Designation: Not applicable. Housing Element Update is not specific to a site or a community.

7. Zoning: Not applicable. See #6 above.

8. Description of Project: Contra Costa County has prepared a draft update to the Housing Element in the County General Plan for a five-year period from 2009 to 2014. The current Housing Element was adopted by the Board of Supervisors in December 18, 2001. The updated Housing Element identifies and analyzes existing and projected housing needs for population groups within the unincorporated area of Contra Costa County, and it provides a statement of goals, policies, quantified objectives, and documents programs for the preservation, improvement, and development of housing within the unincorporated area. The Housing Element is mandated under CA Govt. Code Section 65580 and it is subject to the review and certification by the California Department of Housing and Community Development. Pursuant to AB 2158, (Statutes of 2004, Chapter 696)) the deadline for jurisdictions in the San Francisco Bay area to submit an update of their Housing Element covering a five-year period, from 2009 to 2014, is set for June 30, 2009.

9. Surrounding Land Uses and Setting: Contra Costa County covers about 733 square miles and extends from the northeastern shore of San Francisco Bay easterly to about 50 miles to San Joaquin County. Contra Costa County is bordered on the south and west by Alameda County. On the north, Contra Costa County is bordered by Solano and Sacramento counties and separated by the San Pablo and Suisun Bays, Carquinez Straits, and the Sacramento-San Joaquin Delta. The western and northern portions of the County are urbanized with significant land area in industrial uses. The central portion of the County is predominantly suburban residential in character. The eastern portion of the County is comprised of both suburban residential and industrial with the far eastern portion of the County under predominantly agricultural. Most of the County's land area is comprised of non-urban uses including agriculture, parkland, watershed, and open space. The County's landform is dominated and shaped by the hilly terrain of the Diablo Range and East Bay Hills, and the San Francisco Bay/ Sacramento-San Joaquin Delta.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement). California Department of Housing and Community Development must review and certify the Housing Element.

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"/> Land Use and Planning	<input type="checkbox"/> Transportation/	<input type="checkbox"/> Public Services
<input type="checkbox"/> Population & Housing	<input type="checkbox"/> Circulation	<input type="checkbox"/> Utilities & Service
<input type="checkbox"/> Geological Problems	<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Systems
<input type="checkbox"/> Water	<input type="checkbox"/> Energy & Mineral	<input type="checkbox"/> Aesthetics
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Resources	<input type="checkbox"/> Cultural Resources
<input type="checkbox"/> Mandatory Findings of	<input type="checkbox"/> Hazards	<input type="checkbox"/> Recreation
<input type="checkbox"/> Significance	<input type="checkbox"/> Noise	<input checked="" type="checkbox"/> No Significant
		<input type="checkbox"/> Impacts Identified

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 the mitigation measures described on an attached sheet have been added to the project. 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 significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." 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, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

Signature
Patrick Roche, Project Planner
Contra Costa County
Department of Conservation and Development

Date: March 16, 2009

SOURCES

In the process of preparing the Checklist and conducting the evaluation, the following references (which are available for review at the Department of Conservation and Development, Contra Costa County, 651 Pine Street 4th Floor-North Wing, Martinez) were consulted:

1. Contra Costa County Geographic Information System (GIS) and Resource Mapping System – USGS Quad Sheet Panels – Benicia, Vine Hill, Honker Bay, Antioch North, Jersey Island, Richmond, Briones Valley, Walnut Creek, Clayton, Antioch South, Brentwood, Woodward Island, Las Trampas, Diablo, Tassajara, Byron Hot Springs sections
2. The (Reconsolidated) County General Plan (2005-2020) and EIR on the General Plan, SCH#88071904, Volumes I & II (January 1991)
3. Contra Costa County General Plan and Zoning Maps
4. *Draft* 2009 Housing Element Update (2009-2014)
5. Map of Important Farmlands (Yr. 2006), prepared by the California Department of Conservation
6. Map of Agricultural Preserves – Williamson Act Contracts (2007), prepared by the Contra Costa County, Department of Conservation and Development
7. 2000 Bay Area Clean Air Plan and 2005 Bay Area Ozone Strategy, prepared by the Bay Area Air Quality Management District (BAAQMD)
8. East Contra Costa Habitat Conservation Plan and Natural Community Conservation Plan (Final, Adopted October 2007)
9. California Department of Toxic Substance Control, Hazardous Waste and Substance Site List (2009 Cortese List, Envirostor website operated by California Department of Toxic Substance Control)
10. Flood Insurance Rate Maps (FIRM), National Flood Insurance Program, Contra Costa County (unincorporated area) prepared by U.S. Federal Emergency Management Agency (December 3, 2003)

EVALUATION OF ENVIRONMENTAL IMPACTS

	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporation</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
I. AESTHETICS. Would the proposal:				
a. Have a substantial adverse effect on a scenic vista? (Sources: 1, 2,3,4)	_____	_____	_____	_____✓_____
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1, 2,3,4)	_____	_____	_____	_____✓_____
c. Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 1, 2,3,4)	_____	_____	_____	_____✓_____
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1, 2,3,4)	_____	_____	_____	_____✓_____

SUMMARY:

The Housing Element has been updated to report on the County’s progress in meeting existing goals and objectives for housing in the unincorporated area, to incorporate new data for the five- year period covering 2009 to 2014, and to define policies, programs, and other actions to meet goals and objectives for the period covering 2009 to 2014. This programmatic update to the Housing Element does not propose any actions that would directly result in development of a specific site or fundamentally change a community within the unincorporated area.

The Open Space Element to the County General Plan provides an inventory and generalized mapping of the scenic resources and describes scenic resource protection measures for the County.

Based upon a review of the Open Space Element and the proposed actions in the Housing Element update, the adoption and subsequent implementation of the Housing Element update would not adversely affect scenic vistas, scenic resources, visual character, or create light/glare on a specific site or community in the unincorporated area, because it would not result in development of a specific site or alter a community. Any possible impacts on aesthetics would be indirect or within the parameters already assessed in the EIR prepared for the County General Plan.

	Potentially Significant	Unless Mitigation Incorporation	Less than Significant Impact	No Impact
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II. AGRICULTURAL RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. Of Conservation as an optional model to use in assessing impacts on agricultural and farmland. Would the project:

- | | | | | | |
|----|---|-------|-------|-------|-------|
| a. | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources:1,2,3,4,5,6) | _____ | _____ | _____ | _____ |
| | | | | | ✓ |
| b. | Conflict with existing zoning for agricultural use, or a Williamson Act Contract? (Sources: 1,2,3,4,5,6) | _____ | _____ | _____ | _____ |
| | | | | | ✓ |
| 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? (Sources: 1, 2,3,4,5,6) | _____ | _____ | _____ | _____ |
| | | | | | ✓ |

SUMMARY:

The Housing Element has been updated to report on the County’s progress in meeting existing goals and objectives for housing in the unincorporated area, to incorporate new data for the five- year period covering 2009 to2014, and to define policies, programs, and other actions to meet goals and objectives for the period covering 2009 to 2014. This programmatic update to the Housing Element does not propose any actions that would directly result in development of a specific site or fundamentally change a community within the unincorporated area, and more specifically does not propose any changes to areas of the County designated for agricultural use.

The Conservation Element to the County General Plan provides an inventory and generalized mapping of the agricultural resources within the County and describes policies to protect these agricultural resources. Additionally, the California Department of Conservation compiles maps of important farmlands for each county in California, including Contra Costa County, and Contra Costa County has mapped land area under Agricultural Preserves or Williamson Act contracts.

Based upon a review of the Conservation Element, Map of Important Farmlands, Map of Agricultural Preserves, and the proposed actions in the Housing Element update, at the adoption and subsequent implementation of the Housing Element would not result in any direct loss of important farmlands or conversion of farmland, it would not conflict with the existing zoning districts for agricultural use, and it would not alter land under a Williamson Act contract, because it would not directly result in development of specific site. Any impacts on agriculture would be indirect or within the parameters already assessed in the EIR prepared for the County General Plan.

III. AIR QUALITY. Where available, the

	Potentially Significant Unless Mitigation Incorporation	Potentially Significant Less than Significant Impact	No Impact
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significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

a.	Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 2,4,7)	_____	_____	_____	_____ ✓
b.	Violate any air quality standard or contribute to an existing or projected air quality violation? (Sources: 2,4,7)	_____	_____	_____	_____ ✓
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 2,4,7)	_____	_____	_____	_____ ✓
d.	Expose sensitive receptors to substantial pollutant concentrations? (Sources: 1,2,3,4,7)	_____	_____	_____	_____ ✓
e.	Create objectionable odors affecting a substantial number of people? (Sources: 12,3,4,7)	_____	_____	_____	_____ ✓

SUMMARY:

The Housing Element has been updated to report on the County’s progress in meeting existing goals and objectives for housing in the unincorporated area, to incorporate new data for the five- year period covering 2009 to 2014, and to define policies, programs, and other actions to meet goals and objectives for the period covering 2009 to 2014. This programmatic update to the Housing Element does not propose any actions that would directly result in development of a specific site or fundamentally change a community within the unincorporated area.

The adoption and subsequent implementation of the Housing Element update would not conflict or obstruct implementation of the region’s 2000 Bay Area Air Quality Plan or the 2005 Bay Area Ozone Strategy. The adoption and subsequent implementation of the Housing Element update would not violate any air quality standard or contribute to an existing or projected air quality violation, it would not result in a cumulatively considerable net increase of any pollutant criteria for which the region is a non-attainment under an applicable federal or state ambient air quality standard, it would not expose sensitive receptors to substantial pollutants, and it would not create objectionable odors.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES. 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? (Sources: 1,2,3,4)				✓
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? (Sources: 1,2,3,4)	_____	_____	_____	_____
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? (Sources: 1,2,3,4)	_____	_____	_____	_____
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? (Sources: 1,2,3,4)	_____	_____	_____	_____
e.	Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance? (Sources: 1,2,3,4)	_____	_____	_____	_____
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?	_____	_____	_____	_____

	Potentially Significant Unless Mitigation Incorporation	Potentially Significant Less than Significant Impact	No Impact
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(Sources: 1,2,3,4,8)

_____	_____	_____	_____
_____	_____	_____	_____

SUMMARY – IV. BIOLOGICAL RESOURCES:

The Housing Element has been updated to report on the County’s progress in meeting existing goals and objectives for housing in the unincorporated area, to incorporate new data for the five- year period covering 2009 to 2014, and to define policies, programs, and other actions to meet goals and objectives for the period covering 2009 to 2014. This programmatic update to the Housing Element does not propose any actions that would directly result in development of a specific site or fundamentally change a community within the unincorporated area.

The Conservation Element to the County General Plan provides an inventory and generalized mapping of the most important and unique natural and ecological areas in the County – habitats of rare, threatened, and endangered species, and wetland areas.

Based upon a review of the Conservation Element and the proposed actions in the Housing Element update, the adoption and subsequent implementation of the Housing Element update would not have any direct impact on biological resources because it would not result in development of a specific site. It would not have any impact on any specially listed species, riparian habitat, sensitive natural community, or protected wetlands. It would not interfere with the movement of fish or wildlife. The actions proposed under the Housing Element update would not affect any of the area of Contra Costa County covered under the East Contra Costa Habitat Conservation Plan and Natural Community Conservation Plan (Final, adopted October 2007). Any impacts on biological resources that may result are indirect or within the parameters already assessed in the EIR prepared for the County General Plan.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
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V. CULTURAL RESOURCES. Would the project:

a.	Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5 (Sources: 1,2,3,4)				✓
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Sources: 1,2,3,4)				✓
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geological feature? (Sources: 1,2,3,4)				✓
d.	Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 1,2,3,4)				✓

SUMMARY:

The Housing Element has been updated to report on the County’s progress in meeting existing goals and objectives for housing in the unincorporated area, to incorporate new data for the five-year period covering 2009 to 2014, and to define policies, programs, and other actions to meet goals and objectives for the period covering 2009 to 2014. This programmatic update to the Housing Element does not propose any actions that would directly result in development of a specific site or fundamentally change a community within the unincorporated area.

The Open Space Element to the County General Plan provides an inventory and generalized mapping of the historic and cultural resources and describes measures to protection these resources.

Based upon a review of the Open Space Element and the proposed actions in the Housing Element update, the adoption and subsequent implementation of the Housing Element update would not have any direct impact on cultural resources because it would not result in development of a specific site or alter a community. It would not result in disturbance of known significant archaeological or paleontological resources, and it would not result in disturbance of known sites with human remains. Any impacts on cultural resources would be indirect or within the parameters already assessed in the EIR prepared for the County General Plan.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
VI. GEOLOGY AND SOILS - Would the project?				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. 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. (Sources: 1,2,3,4)				✓
2. Strong seismic ground shaking? (Sources: 1,2,3,4)	_____	_____	_____	_____✓
3. Seismic-related ground failure, including liquefaction? (Sources: 1,2,3,4)	_____	_____	_____	_____✓
4. Landslides? (Sources: 1,2,3,4)	_____	_____	_____	_____✓
b. Result in substantial soil erosion or the loss of topsoil? (Sources: 1,2,3,4)	_____	_____	_____	_____✓
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? (Sources: 1,2,3,4)	_____	_____	_____	_____✓
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? (Sources: 1,2,3,4)	_____	_____	_____	_____✓
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems where sewers are not available for the disposal of wastewater? (Sources: 1,2,3,4)	_____	_____	_____	_____✓

Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporation</u>	Less than Significant <u>Impact</u>	No <u>Impact</u>
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SUMMARY – V. GEOLOGY AND SOILS:

The Housing Element has been updated to report on the County’s progress in meeting existing goals and objectives for housing in the unincorporated area, to incorporate new data for the five-year period covering 2009 to 2014, and to define policies, programs, and other actions to meet goals and objectives for the period covering 2009 to 2014. This programmatic update to the Housing Element does not propose any actions that would directly result in development of a specific site or fundamentally change a community within the unincorporated area.

The Safety Element to the County General Plan an inventory and generalized mapping of landslides, unstable soils, and seismic hazards in the County, and describes policies to protect people and structures from such hazards.

Based upon a review of the Safety Element and the proposed actions in the Housing Element update, the adoption and subsequent implementation of the Housing Element update would not expose people or structures to potential substantial adverse effects involving earthquakes and seismic-related activity, it would not result in soil erosion or loss of topsoil, and it would not result in placing structures on unstable soils, because it would not directly result in development of specific site or alter a community. Any impacts on known geological hazards or unstable soils would be indirect or within the parameters already assessed in the EIR prepared for the County General Plan.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS -
Would the project:

a.	Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? (Sources: 1,2,3,4)	_____	_____	_____	_____	✓
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? (Sources: 1,2,3,4)	_____	_____	_____	_____	✓
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school? (Sources: 1,2,3,4)	_____	_____	_____	_____	✓
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65862.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: 1,2,3,4,9)	_____	_____	_____	_____	✓
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. (Sources: 1,2,3,4)	_____	_____	_____	_____	✓
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? (Sources: 1,2,3,4)	_____	_____	_____	_____	✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 1,2,3,4)	_____	_____	_____	_____	✓
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? (Sources: 1,2,3,4)	_____	_____	_____	_____	✓

Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporation</u>	Less than Significant <u>Impact</u>	No <u>Impact</u>
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SUMMARY - VII. HAZARDS AND HAZARDOUS MATERIALS:

The Housing Element has been updated to report on the County’s progress in meeting existing goals and objectives for housing in the unincorporated area, to incorporate new data for the five- year period covering 2009 to 2014, and to define policies, programs, and other actions to meet goals and objectives for the period covering 2009 to 2014. This programmatic update to the Housing Element does not propose any actions that would directly result in development of a specific site or fundamentally change a community within the unincorporated area.

The Safety Element to the County General Plan provides an inventory and generalized mapping of hazardous land uses and hazardous fire areas and policies to protect people and structures from hazardous materials and the threat of wildland fire.

Based upon a review of the Safety Element and the proposed actions in the Housing Element update, the adoption and subsequent implementation of the Housing Element update would not expose people or structures to hazardous materials or other safety hazards, it would not expose people or structures to wildland fires, and it would not interfere with emergency response or emergency evacuation plans, because it would not directly result in development of a specific site or alter a community. Any impacts on hazards or hazardous materials would be indirect or within the parameters already assessed in the EIR prepared for the General Plan.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY - Would the project:				
a. Violate any water quality standards or waste discharge requirements? (Sources: 1,2,3,4)	_____	_____	_____	_____ ✓
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 (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)? (Sources: 1,2,3,4)	_____	_____	_____	_____ ✓
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? (Sources: 1,2,3,4)	_____	_____	_____	_____ ✓
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 run-off in a manner which would result in flooding on-or off-site? (Sources: 1,2,3,4)	_____	_____	_____	_____ ✓
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? (Sources: 1,2,3,4)	_____	_____	_____	_____ ✓
f. Otherwise substantially degrade water quality? (Sources: 1,2,3,4)	_____	_____	_____	_____ ✓
g. Place housing within a 100-year flood hazard area as mapped on a federal	_____	_____	_____	_____

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
Flood hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 1,2,2,4,10)	_____	_____	_____	_____ ✓
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources: 1,2,3,4,10)	_____	_____	_____	_____ ✓
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? (Sources: 1,2,3,4)	_____	_____	_____	_____ ✓
j. Inundation by seiche, tsunami, or mudflow? (Sources: 1,2,3,4)	_____	_____	_____	_____ ✓

SUMMARY - VIII. HYDROLOGY AND WATER QUALITY

The Housing Element has been updated to report on the County’s progress in meeting existing goals and objectives for housing in the unincorporated area, to incorporate new data for the five-year period covering 2009 to 2014, and to define policies, programs, and other actions to meet goals and objectives for the period covering 2009 to 2014. This programmatic update to the Housing Element does not propose any actions that would directly result in development of a specific site or fundamentally change a community within the unincorporated area.

Both the Conservation and Safety Elements to the County General Plan provide an inventory and mapping for water quality and supply concerns, and both describe measures to address protection of water resources, including riparian zones, natural watercourses, and stormwater runoff.

Based upon a review of both the Conservation and Safety Elements and the actions proposed in the Housing Element update, the adoption and subsequent implementation of the Housing Element update would not violate adopted water quality or waste water standards, alter existing drainage patterns, or exceed planned flows of stormwater runoff for drainage systems, because it would not directly result in development of a specific site or alter a community. Any impacts on water quality and wastewater standards are indirect or within the parameters already assessed in the EIR prepared for the County General Plan.

The Safety Element to the County General Plan provides an inventory and generalized mapping of flood hazard areas and policies to protect people and structures from the threat of flooding.

Based upon a review of the Safety Element and actions in the proposed Housing Element, the adoption and subsequent implementation of the Housing Element update would not expose people or structures to flood hazards. Any impacts on flood hazards are indirect or within the parameters already assessed in the EIR prepared for the County General Plan.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
IX. LAND USE AND PLANNING - Would the project:				
a. Physically divide an established community? (Sources: 1,2,3,4)	_____	_____	_____	_____ ✓
b. Conflict with any applicable land use plan, policy, or the 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? (Sources: 1,2,3,4)	_____	_____	_____	_____ ✓
c. Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1,2,3,4,8)	_____	_____	_____	_____ ✓

SUMMARY:

The Housing Element has been updated to report on the County’s progress in meeting existing goals and objectives for housing in the unincorporated area, to incorporate new data for the five-year period covering 2009 to 2014, and to define policies, programs, and other actions to meet goals and objectives for the period covering 2009 to 2014. This programmatic update to the Housing Element does not propose any actions that would directly result in development of a specific site or fundamentally change a community within the unincorporated area. Therefore, the adoption and subsequent implementation of the Housing Element update would not result in dividing an established community or result in a conflict with any existing land use plan, policy, or regulation for the County. Any impacts on land use and planning would be indirect or within the parameters already assessed in the EIR prepared for the County General Plan.

The actions proposed under the Housing Element update would not affect any of the area of Contra Costa County covered under the East Contra Costa Habitat Conservation Plan and Natural Community Conservation Plan (Final, adopted October 2007)

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
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X. MINERAL RESOURCES - Would the project:

- | | | | | | |
|----|--|-------|-------|-------|---------|
| 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? (Sources: 1,2,3,4) | _____ | _____ | _____ | _____ ✓ |
| b. | Result in the loss or availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Sources: 1,2,3,4) | _____ | _____ | _____ | _____ ✓ |

SUMMARY:

The Housing Element has been updated to report on the County’s progress in meeting existing goals and objectives for housing in the unincorporated area, to incorporate new data for the five- year period covering 2009 to 2014, and to define policies, programs, and other actions to meet goals and objectives for the period covering 2009 to 2014. This programmatic update to the Housing Element does not propose any actions that would directly result in development of a specific site or fundamentally change a community within the unincorporated area.

The Conservation Element to the County General Plan provides an inventory and generalized mapping of mineral resources in the County and describes policies and measures to protect these resources.

Based upon a review the Conservation Element and the actions proposed in the Housing Element update, the adoption and subsequent implementation of the Housing Element update would not have any direct impact on mineral resources described in the Conservation Element because it would not result in development of a specific site. Additionally, it would not result in the loss of locally important mineral resources because it would not result in development of a specific site. Any impacts on mineral resources would be indirect or within the parameters already assessed in the EIR prepared for the County General Plan.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
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XI. NOISE - Would the project result in:

a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 1,2,3,4)				✓
b.	Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? (Sources: 1,2,3,4)				✓
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1,2,3,4)				✓
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1,2,3,4)				✓
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? (Sources: 1,2,3,4)				✓
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? (Sources: 1,2,3,4)				✓

SUMMARY:

The Housing Element has been updated to report on the County’s progress in meeting existing goals and objectives for housing in the unincorporated area, to incorporate new data for the five-year period covering 2009 to 2014, and to define policies, programs, and other actions to meet goals and objectives for the period covering 2009 to 2014. This programmatic update to the Housing Element does not propose any actions that would directly result in development of a specific site or fundamentally change a community within the unincorporated area.

SUMMARY - XI. NOISE:

Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporation</u>	Less than Significant <u>Impact</u>	No <u>Impact</u>
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The Noise Element to the County General Plan provides an inventory and mapping of noise sensitive land uses and establishes compatibility guidelines for land use and noise.

Based upon a review of the Noise Element and the proposed actions in the Housing Element update, the adoption and subsequent implementation of the Housing Element update would not result in noise levels in excess of established standards in the County General Plan, because it would not result in development of a specific site or alter a community. Any impacts on noise would be indirect or within the parameters already assessed in the EIR prepared for the County General Plan.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
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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)? (Sources: 1,2,3,4)	_____	_____	_____ ✓ _____	_____
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 1,2,3,4)	_____	_____	_____	_____ ✓ _____
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: 1,2,3,4)	_____	_____	_____	_____ ✓ _____

SUMMARY:

The Housing Element has been updated to report on the County’s progress in meeting existing goals and objectives for housing in the unincorporated area, to incorporate new data for the five-year period covering 2009 to 2010, and to define policies, programs, and other actions to meet goals and objectives for the period covering 2009 to 2014. This programmatic update to the Housing Element does not propose any actions that would directly result in development of a specific site or fundamentally change a community within the unincorporated area.

Although the Housing Element update will facilitate housing through policies and programs that may result in more intensive use of land, any change in population would be indirectly related and result in less than significant impacts.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
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XIII. PUBLIC SERVICES

- 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 following public services

(Sources: 1,2,3,4):

1. Fire Protection?	_____	_____	✓	_____
2. Police Protection?	_____	_____	✓	_____
3. Schools?	_____	_____	✓	_____
4. Parks?	_____	_____	✓	_____
5. Other Public facilities?	_____	_____	✓	_____

SUMMARY:

The Housing Element has been updated to report on the County’s progress in meeting existing goals and objectives for housing in the unincorporated area, to incorporate new data for the five-year period covering 2009 to 2014, and to define policies, programs, and other actions to meet goals and objectives for the period covering 2009 to 2014. This programmatic update to the Housing Element does not propose any actions that would directly result in development of a specific site or fundamentally change a community within the unincorporated area. Its purpose is to facilitate development of housing opportunities within the unincorporated area that the County General Plan has already determined are suitable and planned for residential development.

The County General Plan assumes these areas will have a basic level of public services to support new residential development, and requires that approval of new development will be conditioned on mitigating their impact on public services that would be generated by the development. The adoption and subsequent implementation of the Housing Element update would not alter the ability to maintain acceptable levels of public services as defined in the County General Plan.

Although the Housing Element update would facilitate housing through policies that may result in more intensive use of land, any new demand for public services would be indirectly related and result in less than significant impacts.

	Potentially Significant Unless Mitigation Incorporation	Potentially Significant Less than Significant Impact	No Impact
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XIV. RECREATION

a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: 1,2,3,4)	_____	_____	_____	_____
				✓	
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? (Sources: 1,2,3,4)	_____	_____	_____	_____
				✓	

SUMMARY:

The Housing Element has been updated to report on the County’s progress in meeting existing goals and objectives for housing in the unincorporated area, to incorporate new data for the five-year period covering 2009 to 2014, and to define policies, programs, and other actions to meet goals and objectives for the period covering 2009 to 2014. This programmatic update to the Housing Element does not propose any actions that would directly result in development of a specific site or fundamentally change a community within the unincorporated area. Its purpose is to facilitate development of housing opportunities within the unincorporated area that the County General Plan has already determined are suitable and planned for residential development. The County General Plan assumes these areas will have a basic level of park and recreational services to support new residential development and requires that approval of new development will be conditioned on providing their fair share for the increment of parks and recreational facilities that would be generated by the development. The adoption and subsequent implementation of the Housing Element update would not alter the ability to maintain acceptable levels of parks and recreational services as defined in the County General Plan.

Although the Housing Element update would facilitate housing through policies and programs that may result in more intensive use of land, any new demand for parks and recreational services would be indirectly related and result in less than significant impacts.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC - Would the project:				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (Sources: 1,2,3,4)	_____	_____	✓	_____
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Sources: 1,2,3,4)	_____	_____	✓	_____
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? (Sources: 1,2,3,4)	_____	_____	✓	_____
d. Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? (Sources: 1,2,3,4)	_____	_____	✓	_____
e. Result in inadequate emergency access? (Sources: 1,2,3,4)	_____	_____	✓	_____
f. Result in inadequate parking capacity? (Sources: 1,2,3,4)	_____	_____	✓	_____
g. Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Sources: 1,2,3,4)	_____	_____	✓	_____

Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporation</u>	Less than Significant <u>Impact</u>	No <u>Impact</u>
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SUMMARY - XV. TRANSPORTATION/TRAFFIC:

The Housing Element has been updated to report on the County's progress in meeting existing goals and objectives for housing in the unincorporated area, to incorporate new data for the five-year period covering 2009 to 2014, and to define policies, programs, and other actions to meet goals and objectives for the period covering 2009 to 2014. This programmatic update to the Housing Element does not propose any actions that would directly result in development of a specific site or fundamentally change a community within the unincorporated area. Its purpose is to facilitate development of housing opportunities within the unincorporated area that the County General Plan has already determined are suitable and planned for residential development. The County General Plan assumes these areas will have a basic level of transportation system and services to support new residential development. The County General Plan also requires that approval of new development will be conditioned on mitigating impact on the transportation system that would be generated by the development. The adoption and subsequent implementation of the Housing Element update would not alter the ability to maintain acceptable levels of traffic service as defined in the County General Plan.

Although the Housing Element update contains policies and programs, such as though involving a more intensive use of land, which could generate impacts on transportation/traffic system, these impacts would be indirectly related and result in less than significant impacts.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS -				
Would the project:				
a.			✓	
	_____	_____	_____	_____
b.			✓	
	_____	_____	_____	_____
c.			✓	
	_____	_____	_____	_____
d.			✓	
	_____	_____	_____	_____
e.			✓	
	_____	_____	_____	_____
f.			✓	
	_____	_____	_____	_____
g.			✓	
	_____	_____	_____	_____

Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporation</u>	Less than Significant <u>Impact</u>	No <u>Impact</u>
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SUMMARY - XVI. UTILITIES AND SERVICE SYSTEMS:

The Housing Element has been updated to report on the County’s progress in meeting existing goals and objectives for housing in the unincorporated area, to incorporate new data for the five-year period covering 2009 to 2014 and to define policies, programs, and other actions to meet goals and objectives for the period covering 2009 to 2014. This programmatic update to the Housing Element does not propose land use actions directly on any specific site or any particular community in the unincorporated area. Its purpose is to facilitate development of housing opportunities within the unincorporated area that the County General Plan has already determined are suitable and planned for residential development. The County General Plan assumes these areas will have a basic level of utilities and service systems to support new residential development. The Housing Element update does not involve the disturbance of land, installation of facilities, or construction of any buildings or improvements. The adoption and subsequent implementation of the Housing Element update would have no effect on the utility requirements or on the state of compliance of local utility provision with federal, state and local statutes, regulations, and policies.

Although the Housing Element update would facilitate housing through policies that may result in more intensive use of land, any impact on utility and service systems would be indirectly related and result in less than significant impacts.

Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporation</u>	Less than Significant <u>Impact</u>	No <u>Impact</u>
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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 and 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? | _____ | _____ | _____ | _____ ✓ |
| 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)? | _____ | _____ | _____ | _____ ✓ |
| c. | Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | _____ | _____ | _____ | _____ ✓ |

SUMMARY:

The proposed project, which is the update of the Housing Element in the County General Plan, will not have a significant new impact on the environment, nor will the project have a significant new cumulative impact.