

1.0 INTRODUCTION

The Midway Village Housing Complex (Midway Village area) is being proposed for redevelopment as part of the Midway Village Redevelopment Project (proposed project). Currently the Midway Village area is developed with 150 residential units, 223 parking spaces, a child-care facility (Bayshore Child-Care Center), open space, an existing street system, and office space for the Housing Authority of the County of San Mateo (HACSM). Additionally, an existing park, David R. Rowe/Bayshore Park (Bayshore Park), is currently located directly northeast of the Midway Village area and this area will be redeveloped as part of the proposed project.

The proposed project would involve redevelopment of the Midway Village area and the Bayshore Park would include mixed-use development consisting of 555 residential units, 746 parking spaces, a child-care facility, a community center, office space for property management and other ancillary services, a revised street system, and recreation facilities. The existing Bayshore Park would be relocated to a different location within the proposed project site and would be rough-graded before it is returned to the City and developed with various park amenities (development of the new park amenities is not part of the proposed project). HACSM currently administers the several affordable housing programs throughout San Mateo County, including the existing Midway Village area. These affordable homes are restricted for low- and very low-income households and would remain as such under the proposed project. Other ancillary improvements of the proposed project would include landscaping, water and wastewater line improvements, and pedestrian walkways.

1.1 PROJECT TITLE

Midway Village Redevelopment Project

1.2 LEAD AGENCY

City of Daly City
Economic and Community Development
333 90th Street
Daly City, California 94015

1.3 LEAD AGENCY CONTACT

Michael VanLonkhuysen, Planning Manager
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Economic and Community Development
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1.4 PROJECT APPLICANT

MidPen Housing
303 Vintage Park Drive, Suite 250
Foster City, California 94404

1.5 PURPOSE

The purpose of a Sustainable Communities Environmental Assessment (SCEA) is to evaluate the environmental effects of the proposed project in accordance with the California Environmental Quality Act (CEQA). In addition, this SCEA evaluates the proposed project's consistency with the Metropolitan Transportation Commission (MTC)/Association of Bay Area Governments (ABAG) Plan Bay Area 2040 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) for the San Francisco Bay Area Region and incorporates feasible mitigation measures, performance standards, and/or criteria from prior applicable environmental impact reports (EIRs) into the proposed project.

An SCEA is a form of CEQA documentation established by Senate Bill (SB) 375 to provide streamlined environmental review for certain "transit priority projects." Transit priority projects are residential or mixed-use residential projects that provide a minimum net density of 20 dwelling units per acre and are located within 0.50 mile of a major transit stop or high-quality transit corridor (Public Resources Code [PRC] Section 21155[b]).

An SCEA is comparable to an Initial Study-Mitigated Negative Declaration since the lead agency must find that all potentially significant impacts of a project have been identified, adequately analyzed, and mitigated to a level of insignificance. However, unlike a negative declaration, the SCEA need not consider the cumulative effects of the project that have been adequately addressed and mitigated in prior EIRs. Also, growth-inducing impacts are not required to be referenced, described, or addressed, and project-specific or cumulative impacts from cars and light duty truck trips on global climate change or the regional transportation network need not be referenced, described, or discussed.

1.6 PROJECT LOCATION

The proposed project is located within the City of Daly City, California (City) in San Mateo County (See Figure 2.1-1). Specifically, the project site is bound by Schwerin Street to the west and Martin Street to the south, with Midway Drive running directly through the center of the project site (See Figure 2.1-2). The project site is approximately 15 acres.

1.7 EXISTING SETTING AND SURROUNDING LAND USES

The project site is located in the Bayshore neighborhood, which is referred to as Planning Area 13 in the Daly City General Plan (General Plan), located north of Guadalupe Canyon Parkway and west of Bayshore Boulevard. The project site is surrounded by the following land uses:

- **North and East:** A Pacific Gas and Electric (PG&E) facility including administrative buildings, parking, industrial storage, and a power distribution area.
- **South:** A Toll Brothers site (i.e., an in-progress home construction site operated by the Toll Brothers construction company) that is currently a graded, undeveloped area.
- **West:** Mixed single- and multi-family residences.

1.8 LAND USE DESIGNATIONS AND ZONING

1.8.1 General Plan Land Use Designation

The General Plan defines High Density Residential (R-HD) and Public Park (PP) as the following:

High Density Residential

This designation applies primarily to multi-family residential structures where residential density is between 35.1 and 50 dwelling units per gross acre. The proposed project is located within the Bayshore planning area that was annexed into the City in 1963. The Bayshore neighborhood consists primarily of detached single-family residential homes, the Geneva Avenue commercial corridor, and a low intensity industrial area immediately north of MacDonald Avenue near the San Francisco border (City of Daly City 2013).

Public Park

This land use designation applies to all developed public open space, including all state, regional, and local parks and city-maintained tot lots, that provides recreational opportunities to the community.

The project site includes Bayshore Park, which provides open space and playgrounds for recreational use in the area. Additionally, common areas would be incorporated into the proposed project to provide for additional open and recreational space (see Section 2.3.3, Recreational Areas, for more detail regarding Bayshore Park).

1.8.2 Zoning

The City Zoning Code identifies the project site as Multiple-Family Residential District (R-3) (City Code section 17.12). R-3 zoning allows for 1 unit per 500 square feet of lot size (Municipal Code Section 17.12.010), which amounts to 1,023 units of housing for the 11.75 acres of the proposed residential land.

1.9 STATUTORY BACKGROUND

The Sustainable Communities and Climate Protection Act of 2008 amended CEQA to add Chapter 4.2, Implementation of the Sustainable Communities Strategy (PRC Section 21155), which provides a CEQA exemption for sustainable community projects and streamlined CEQA analysis for transit priority projects.

PRC Section 21083.3 provides that if a “development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.” (PRC Section 21083.3[b]) The corresponding CEQA Guideline provides that a project is “consistent” if its density is the same or less than the standard expressed for the parcel in the general plan for which an EIR has been certified and if the project complies with the density-related standards contained in that plan.(14 CCR Section 15183[i][2])

The City’s 2030 General Plan Land Use Map indicates that the proposed project site is designated as High Density Residential. It is also designated as High Density Residential and Public Park in the General Plan EIR, certified by the City Council on March 25, 2013. The High-Density Residential designation allows a density of 35.1 to 50 dwelling units per gross acre. The proposed project’s density is approximately 48 dwelling units/acre. Because the proposed project would have a density consistent with the High Density Residential designation that was analyzed in the General Plan EIR, it is eligible for the exemption and environmental review shall be limited to effects on the environment which are peculiar to the Property or to the Project and which were not addressed as significant effects in the General Plan EIR.

The environmental analysis in this document focuses on that required for a SCEA (see Section 3.0) but it is noted that the Environmental Analysis (see Section 4.0) also considers the project's consistency with the General Plan and therefore establishes applicability under the exemption for projects consistent with a General Plan for which an EIR was certified.

Further, streamlining provision is the SCEA, the provisions of which are primarily specified in PRC Section 21155.2. Section 21155.2(a) states that, if a transit priority project incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior applicable EIRs and adopted findings made pursuant to PRC Section 21081, then it shall be eligible for an SCEA. The specific substantive and procedural requirements for the approval of an SCEA include the following:

1. An initial study shall be prepared for a SCEA to identify all significant impacts or potentially significant impacts of the transit priority project, except for the following:
 - a. Growth-inducing impacts, and
 - b. Project-specific or cumulative impacts from cars and light trucks on global climate change or the regional transportation network.
2. The initial study shall identify any cumulative impacts that have been adequately addressed and mitigated in a prior applicable certified EIR. Where the lead agency determines the impact has been adequately addressed and mitigated, the impact shall not be cumulatively considerable.
3. The SCEA shall contain mitigation measures that either avoid or mitigate to a level of insignificance all potentially significant or significant effects of the project required to be identified in the initial study.
4. The SCEA may be approved by the lead agency after the lead agency's legislative body conducts a public hearing, reviews comments received, and finds the following:
 - a. All potentially significant or significant effects required to be identified in the initial study have been identified and analyzed, and
 - b. With respect to each significant effect on the environment required to be identified in the initial study, either of the following apply:
 - i. Changes or alterations have been required in or incorporated into the project that avoid or mitigate the significant effects to a level of insignificance.
 - ii. Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
5. The lead agency's decision to review and approve a transit priority project with a SCEA shall be reviewed under the substantial evidence standard.

For a detailed analysis of the proposed project's compliance with the SCEA statutory requirements, see Section 3.0, SCEA and Transit Priority Project Consistency.

1.10 CEQA AND PUBLIC AGENCY REVIEW

CEQA requires that project proponents disclose the significant impacts to the environment from proposed development projects. The intent of CEQA is to foster good planning and to consider environmental issues during the

planning process. The City is the Lead Agency under CEQA for the preparation of this SCEA. The CEQA Guidelines (Section 21067) define the Lead Agency as, “the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment.” Approval of the proposed project is considered a public agency discretionary action, and therefore, the proposed project is subject to compliance with CEQA. The City has directed the preparation of an SCEA to comply with CEQA.

Stantec has prepared this document at the direction of the City. The purpose of this document is to disclose the environmental consequences of implementing the proposed project to decision-makers and the public. The public, City residents, and other local and state resource agencies will be given the opportunity to review and comment on this document during a 30-day public review period. Comments received during the review period will be considered by the City prior to certification of this SCEA and project approval.

The public review period will commence on **April 6, 2020** and end on **May 5, 2020**, pursuant to CEQA Guidelines Section 15105. If you wish to send written comments (including via email), they must be received by 5:00 p.m. on **May 5, 2020**. Written comments should be addressed to the following:

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Daly City, California 94015
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This SCEA and supporting documents are available at the City of Daly City Economic and Community Development Department, located at 333 90th Street, City of Daly City, California 94015, and online at the following URL:
www.dalycity.org/45midwayscea

1.11 DOCUMENT ORGANIZATION

This SCEA is organized as follows:

Section 1.0 Introduction. This section provides introductory information about the proposed project and background information regarding SB 375 and the SCEA process and streamlining provisions.

Section 2.0: Project Description. This section describes the purpose of and need for the proposed project, identifies project objectives, and provides a detailed description of the proposed project.

Section 3.0: SCEA Criteria and Transit Priority Project Consistency. This section includes a discussion of the proposed project’s consistency with the transit priority project criteria listed above and demonstrates that the proposed project satisfies all necessary criteria for approval of a SCEA as set forth in PRC Sections 21155 and 21155.2.

Section 4.0: Environmental Checklist and Environmental Evaluation. This section presents an analysis of a range of environmental issues identified in the CEQA Appendix G Environmental Checklist and determines if the proposed project would result in no impact, a less than significant impact, a less than significant impact with mitigation incorporated, or a potentially significant impact for each topic. If impacts are determined to be potentially significant after incorporation of applicable mitigation measures, an EIR would be required. For this proposed project,

however, mitigation measures have been incorporated, where needed, that would reduce all potentially significant impacts to a less than significant level.

Section 5.0: References. This section lists the references used in preparation of this SCEA.

Section 6.0: List of Preparers. This section identifies report preparers.

1.12 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table 1.12-1 summarizes the potential environmental effects of the proposed project, the recommended mitigation measures, if applicable, and the level of significance after mitigation. As shown in Table 1.12-1, development of the proposed project with mitigation measures would not result in any significant and unavoidable impacts. CEQA requires public agencies to establish a monitoring and reporting program for the purpose of ensuring compliance with those mitigation measures adopted as conditions of approval in order to mitigate or avoid significant environmental impacts identified in a CEQA document. A Mitigation Monitoring and Reporting Program (MMRP), incorporating the mitigation measures set forth in this document, would be adopted at the time of adoption of the SCEA.

Table 1.12-1 Summary of Impacts and Mitigation Measures

Environmental Impact	Finding	Mitigation Measure
4.1 Aesthetics		
AES-1: Have a substantial adverse effect on a scenic vista?	NI	<ul style="list-style-type: none"> None Required
AES-2: Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	NI	<ul style="list-style-type: none"> None Required
AES-3: In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings. (Public Views are those that are experienced from a publicly accessible vantage point). If the Project is in an urbanized area, the potential of the project to conflict with applicable zoning and other regulations governing scenic quality?	NI	<ul style="list-style-type: none"> None Required
AES-4: Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	NI	<ul style="list-style-type: none"> None Required
4.2 Agricultural Resources		
AG-1: 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?	NI	<ul style="list-style-type: none"> None Required
AG-2: Conflict with existing zoning for agricultural use, or a Williamson Act contract?	NI	<ul style="list-style-type: none"> None Required
AG-3: Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	NI	<ul style="list-style-type: none"> None Required
AG-4: Result in the loss of forest land or conversion of forest land to non-forest use?	NI	<ul style="list-style-type: none"> None Required
AG-5: Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	NI	<ul style="list-style-type: none"> None Required

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Environmental Impact	Finding	Mitigation Measure
4.3 Air Quality		
AIR-1: Conflict with or obstruct implementation of the applicable air quality plan?	LTS/M	<ul style="list-style-type: none"> Mitigation Measure AIR-1 (PBA EIR MM 2.2-2)
AIR-2: 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?	LTS	<ul style="list-style-type: none"> None Required
AIR-3: Expose sensitive receptors to substantial pollutant concentrations?	LTS/M	<ul style="list-style-type: none"> Mitigation Measure AIR-1 (PBA EIR MM 2.2-2) Mitigation Measure AIR-2: Tier 4 Interim Engine Requirements Mitigation Measure AIR-3: Installation of MERV 13 Filters for Phase 1 and Phase 2
AIR-4: Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	LTS	<ul style="list-style-type: none"> None Required
4.4 Biological Resources		
BIO-1: Have a substantial adverse effect, either directly or through habitat modifications, on any species in local or regional plans, policies, or regulations, or regulated by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	LTS/M	<ul style="list-style-type: none"> Mitigation Measure BIO-1 (PBA EIR MM 2.9-1[a])
BIO-2: Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish or U.S. Fish and Wildlife Service?	NI	<ul style="list-style-type: none"> None Required
BIO-3: Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	NI	<ul style="list-style-type: none"> None Required
BIO-4: 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?	NI	<ul style="list-style-type: none"> None Required
BIO-5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	LTS	<ul style="list-style-type: none"> None Required
BIO-6: Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan?	NI	<ul style="list-style-type: none"> None Required

Environmental Impact	Finding	Mitigation Measure
4.5 Cultural Resources		
CUL-1: Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	NI	<ul style="list-style-type: none"> None Required
CUL-2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	LTS/M	<ul style="list-style-type: none"> Mitigation Measure CUL-1 (PBA EIR MM 2.11-1)
CUL-3: Disturb any human remains, including those interred outside of formal cemeteries?	LTS	<ul style="list-style-type: none"> None Required
4.6 Energy		
EN-1: Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?	LTS	<ul style="list-style-type: none"> None Required
EN-2: Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	LTS	<ul style="list-style-type: none"> None Required
4.7 Geology and Soils		
<p>GEO-1: Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:</p> <ul style="list-style-type: none"> 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. ii. Strong seismic ground shaking? iii. Seismic-related ground failure, including liquefaction? iv. Landslides? 	LTS/M	<ul style="list-style-type: none"> Mitigation Measure GEO-1: Implement Geotechnical Design Recommendations.
GEO-2: Result in substantial soil erosion or the loss of topsoil?	LTS/M	<ul style="list-style-type: none"> Mitigation Measure HYD-1: Prepare and Implement a SWPPP
GEO-3: Be located on strata 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?	LTS/M	<ul style="list-style-type: none"> Mitigation Measure GEO-1: Implement Geotechnical Design Recommendations Mitigation Measure GEO-2: Prepare and Implement Dewatering and Shoring Plans Mitigation Measure HAZ-1: Modification, Amendment, or Rescindment of Deed Restriction and Consultation with Applicable Regulatory Agency and Development of a Worker Environmental Protection Program (WEAP)

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Environmental Impact	Finding	Mitigation Measure
GEO-4: Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	LTS/M	<ul style="list-style-type: none"> Mitigation Measure GEO-1: Implement Geotechnical Design Recommendations
GEO-5: Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	NI	<ul style="list-style-type: none"> None Required
GEO-6: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	LTS/M	<ul style="list-style-type: none"> Mitigation Measure GEO-3 (PBA EIR MM 2.11-3)
4.8 Greenhouse Gases		
GHG-1: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	LTS	<ul style="list-style-type: none"> None Required
GHG-2: Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	LTS	<ul style="list-style-type: none"> None Required
4.9 Hazards and Hazardous Materials		
HAZ-1: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	LTS/M	<ul style="list-style-type: none"> Mitigation Measure HAZ-1: Modification, Amendment, or Rescindment of Deed Restriction and Consultation with Applicable Regulatory Agency and Development of a Worker Environmental Protection Program (WEAP) Mitigation Measure GEO-2: Prepare and Implement Dewatering and Shoring Plans
HAZ-2: 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?	LTS/M	<ul style="list-style-type: none"> Mitigation Measure HAZ-1: Modification, Amendment, or Rescindment of Deed Restriction and Consultation with Applicable Regulatory Agency and Development of a Worker Environmental Protection Program (WEAP)
HAZ-3: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	LTS/M	<ul style="list-style-type: none"> Mitigation Measure AIR-1 (PBA EIR MM 2.2-2) Mitigation Measure HAZ-1: Modification, Amendment, or Rescindment of Deed Restriction and Consultation with Applicable Regulatory Agency and Development of a Worker Environmental Protection Program (WEAP)

Environmental Impact	Finding	Mitigation Measure
<p>HAZ-4: Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</p>	LTS/M	<ul style="list-style-type: none"> • Mitigation Measure HAZ-1: Modification, Amendment, or Rescindment of Deed Restriction and Consultation with Applicable Regulatory Agency and Development of a Worker Environmental Protection Program (WEAP) • Mitigation Measure HAZ-2 (PBA EIR MM 2.13-4)
<p>HAZ-5: 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 or excessive noise for people residing or working in the Project area?</p>	LTS	<ul style="list-style-type: none"> • None Required
<p>HAZ-6: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>	LTS	<ul style="list-style-type: none"> • None Required
<p>HAZ-7: Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?</p>	NI	<ul style="list-style-type: none"> • None Required
<p>4.10 Hydrology and Water Quality</p>		
<p>HYD-1: Violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?</p>	LTS/M	<ul style="list-style-type: none"> • Mitigation Measure HYD-1: Prepare and Implement a SWPPP
<p>HYD-2: Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?</p>	LTS/M	<ul style="list-style-type: none"> • Mitigation Measure HAZ-1: Modification, Amendment, or Rescindment of Deed Restriction and Consultation with Applicable Regulatory Agency and Development of a Worker Environmental Protection Program (WEAP) • Mitigation Measure GEO-2: Prepare and Implement Dewatering and Shoring Plans
<p>HYD-3: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:</p> <ol style="list-style-type: none"> a. Result in substantial erosion or siltation on- or off-site; b. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; c. Create or contribute runoff water which would exceed the capacity of existing or planned 	LTS/M	<ul style="list-style-type: none"> • Mitigation Measure HYD-1: Prepare and Implement a SWPPP

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Environmental Impact	Finding	Mitigation Measure
stormwater drainage systems or provide substantial additional sources of polluted runoff; or d. Impeded or redirect flood flows.		
HYD-4: In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	LTS	<ul style="list-style-type: none"> None Required
HYD-5: Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	LTS/M	<ul style="list-style-type: none"> Mitigation Measure HYD-1: Prepare and Implement a SWPPP Mitigation Measure GEO-2: Prepare and Implement Dewatering and Shoring Plans
4.11 Land Use and Planning		
LU-1: Physically divide an established community?	LTS	<ul style="list-style-type: none"> None Required
LU-2: Cause a significant environmental impact due to a 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?	LTS/M	<ul style="list-style-type: none"> Mitigation Measure HAZ-1: Modification, Amendment, or Rescindment of Deed Restriction and Consultation with Applicable Regulatory Agency and Development of a Worker Environmental Protection Program (WEAP)
4.12 Mineral Resources		
MIN-1: Result in the loss of availability of a known mineral resource classified MRZ-2 by the State Geologist that would be of value to the region and the residents of the State?	NI	<ul style="list-style-type: none"> None Required
MIN-2: 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?	NI	<ul style="list-style-type: none"> None Required
4.13 Noise		
NOI-1: Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards or other agencies?	LTS/M	<ul style="list-style-type: none"> Mitigation Measure NOI-1: (PBA EIR MM 2.6-5) Mitigation Measure NOI-2: Project Fixed-Source Noise Mitigation Measure NOI-3: Construction Traffic Mitigation Measure NOI-4: (PBA EIR MM 2.6-1[a]) Mitigation Measure NOI-5: Construction Activity
NOI-2: Generation of excessive groundborne vibration or groundborne noise levels?	LTS	<ul style="list-style-type: none"> None Required

Environmental Impact	Finding	Mitigation Measure
<p>NOI-3: For a project located within the vicinity of a private airstrip or 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?</p>	<p>NI</p>	<ul style="list-style-type: none"> • None Required
<p>4.14 Population and Housing</p>		
<p>POP-1: Induce substantial unplanned 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)?</p>	<p>LTS</p>	<ul style="list-style-type: none"> • None Required
<p>POP-2: Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?</p>	<p>LTS</p>	<ul style="list-style-type: none"> • None Required
<p>4.15 Public Services</p>		
<p>PUB-1: 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:</p> <p>Fire protection? Police protection? Schools? Parks? Other facilities?</p>	<p>Fire protection, Police protection, schools = LTS/M</p> <p>Parks, other public facilities = LTS</p>	<ul style="list-style-type: none"> • Mitigation Measure PUB-1 (PBA EIR MM 2.14-1)
<p>4.16 Recreation</p>		
<p>REC-1: 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?</p>	<p>LTS</p>	<ul style="list-style-type: none"> • None Required
<p>REC-2: Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</p>	<p>LTS</p>	<ul style="list-style-type: none"> • None Required

Environmental Impact	Finding	Mitigation Measure
4.17 Transportation		
TRANS-1: Conflict with a program plan, ordinance, or policy addressing the circulation systems, including transit, roadway, bicycle and pedestrian facilities?	LTS/M	<ul style="list-style-type: none"> • Mitigation Measure TRANS-1 (PBA EIR MM 2.1-7) • Mitigation Measure TRANS-2: Travel Demand Management Plan
TRANS-2: Conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	NI	<ul style="list-style-type: none"> • None Required
TRANS-3: Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersection(s) or incompatible uses (e.g. farm equipment))?	LTS/M	<ul style="list-style-type: none"> • Mitigation Measure TRANS-3: Driveway Distance
TRANS-4: Result in inadequate emergency access?	NI	<ul style="list-style-type: none"> • None Required
4.18 Tribal Cultural Resources		
<p>TRIB-1: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size, or object with cultural value to the California Native American tribe and that is:</p> <ol style="list-style-type: none"> i. listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. 	LTS/M	<ul style="list-style-type: none"> • Mitigation Measure CUL-1 (PBA EIR MM 2.2-2) • Mitigation Measure TRIB-1 (PBA EIR MM 2.11-5)
4.19 Utilities and Service Systems		
UTIL-1: Require or result in the relocation or construction of new or expanded water, wastewater, or stormwater drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	LTS/M	<ul style="list-style-type: none"> • Mitigation Measure UTIL-1 (PBA EIR MM 2.12-1[a]) • Mitigation Measure UTIL-2 (PBA EIR MM 2.12-2) • Mitigation Measure UTIL-3 (PBA EIR MM 2.12-3[a]) • Mitigation Measure UTIL-4 (PBA EIR MM 2.12-4)

Environmental Impact	Finding	Mitigation Measure
UTIL-2: Have sufficient water supply available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	LTS	<ul style="list-style-type: none"> • None Required
UTIL-3: 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?	LTS/M	<ul style="list-style-type: none"> • Mitigation Measure UTIL-1 (PBA EIR MM 2.12-1[a]) • Mitigation Measure UTIL-2 (PBA EIR MM 2.12-2) • Mitigation Measure UTIL-3 (PBA EIR MM 2.12-3[a])
UTIL-4: Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	LTS/M	<ul style="list-style-type: none"> • None Required
UTIL-5: Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	LTS	<ul style="list-style-type: none"> • None Required
4.20 Wildfire		
<p>WF-1: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: that is:</p> <ol style="list-style-type: none"> a. Would the project impair an adopted emergency response plan or emergency evacuation plan? b. Would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? c. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? d. Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? 	LTS	<ul style="list-style-type: none"> • None Required

Environmental Impact	Finding	Mitigation Measure
4.21 Mandatory Findings		
<p>MFS-1: 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?</p>	<p>LTS/M</p>	<ul style="list-style-type: none"> All mitigation measures listed in Sections 4.1 through 4.20.
<p>MFS-2: Have impacts that are individually limited, but cumulative considerable? (“Cumulative 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)?</p>	<p>LTS/M</p>	<ul style="list-style-type: none"> All mitigation measures listed in Sections 4.1 through 4.20.
<p>MFS-3: Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<p>LTS/M</p>	<ul style="list-style-type: none"> All mitigation measures listed in Sections 4.1 through 4.20.