

NEGATIVE DECLARATION FOR THE CITY OF ISLETON HOUSING ELEMENT UPDATE

July 30, 2021



The City Manager of the City of Isleton, California, does prepare, make, declare, and publish this Negative Declaration for the following described project:

Project Description: The proposed project is an update to the City of Isleton Housing Element for the Planning Period of 2021 through 2029. The Housing Element is part of the City's General Plan, the State-mandated document that guides long-range growth and development decisions in the City. The purpose of the Housing Element is to identify the City of Isleton's existing and projected housing needs for households of all income levels, and to state the City's goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The City's Housing Element addresses the housing needs in Isleton through policies and programs that support the production, rehabilitation, and conservation of various types of housing.

Each jurisdiction in California is required to plan for its fair share of the region's housing need. This fair share is determined through a process called the Regional Housing Need Allocation (RHNA). HCD identifies the total housing need for each region of the State. Regional Councils of Government (e.g., the Sacramento Area Council of Governments or SACOG) are responsible for distributing this need to local governments in the region. Once a local government has received its RHNA, it must revise its housing element to show how it plans to accommodate its portion of the region's housing need. The SACOG Board adopted the 2021-2029 Regional Housing Needs Plan in March of 2020.

SACOG has assigned the City of Isleton the following Regional Housing Needs Allocation (RHNA):



Regional Housing Needs Allocation by Income (2021 –2029)

	Extremely Low¹	Very Low¹	Low	Moderate	Above Moderate	TOTAL
RHNA	2	3	3	6	14	28
% of Total	7%	11%	11%	21%	50%	100%

Note:¹ There is a projected need for 2 extremely low-income units based on the assumption that 50 percent of the very low-income need is extremely low-income.

Source: SACOG, Department of Housing and Community Development (HCD),2020.

The Housing Element Update provides details regarding the location of vacant sites that could accommodate all of the identified units.

The City of Isleton City Manager has reviewed the proposed project and concludes that no significant environmental impacts will result from the implementation of the proposed Housing Element Update.

The Housing Element Update, as well as the associated Initial Study and Negative Declaration, are tentatively scheduled to be considered by the City Council on September 2, 2021. Interested persons are invited to express their opinions. If you challenge the actions in court, you may be limited to raising only those issues you or someone else raised at the public hearings or in written correspondence delivered to the City at, or prior to, the public hearings.

Chuck Bergson, City Manager, City of Isleton

July 30, 2021



INITIAL STUDY AND ENVIRONMENTAL EVALUATION

PROJECT TITLE:	City of Isleton 2021-2029 Housing Element Update
LEAD AGENCY NAME AND ADDRESS:	City of Isleton 101 2nd Street Isleton, CA 95641
CONTACT PERSON AND PHONE NUMBER	Chuck Bergson City Manager (916)-777-7770
CITY'S ENVIRONMENTAL CONSULTANTS	Dynamic Planning + Science 4063 Sacramento St. Concord, CA 94521

SECTION 1. INTRODUCTION

The City, in compliance with State housing law, has prepared an update to the Housing Element of the General Plan (Appendix A) for the eight-year planning period from May 15, 2021 through May 15, 2029. Included as Appendix B is the City's Housing Element Background Report that describes State housing element requirements in accordance with Cal. Gov. Code § 65580 *et seq.*

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the City of Isleton 2021-2029 Housing Element Update. The Initial Study is also intended to assess whether any environmental effects of the project are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or by other means (§ 15152(b)(2) of the California Environmental Quality Act (CEQA) Guidelines). If such revisions, conditions, or other means are identified, they will be identified as mitigation measures.

This Initial Study relies on State CEQA Guidelines §§ 15064 and 15064.4 in its determination of the significance of environmental effects. According to §15064, the finding as to whether a project may have one or more significant effects shall be based on substantial evidence in the record, and that controversy alone, without substantial evidence of a significant effect, does not trigger the need for an EIR.



1.1 PROJECT BACKGROUND

State Housing Element Law (Cal. Gov. Code § 65580 et seq.) mandates that local governments plan meet the existing and projected housing needs of all economic segments of the community. The housing element is one of the seven mandated elements of the general plan and is the only element where State law requires a mandated schedule.

The purpose of the Housing Element is to identify the City of Isleton's housing needs, to state the City's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the City will implement to achieve the stated goals and objectives.

The existing City of Isleton Housing Element was adopted in 2013. The 2021 Housing Element is a review and update of the 2013 Housing Element background information and goals, policies, and programs. The new Housing Element covers an eight-year planning period from May 15, 2021 through May 15, 2029.

The City submitted the Draft Housing Element to the California Department of Housing and Community Development (HCD) on May 14, 2021, and revised the Draft Housing Element to address comments from HCD. The City will approve a final Housing Element for certification by the State on approximately September 2, 2021.

The Housing Element will be adopted as part of the 2000 General Plan. The Housing Element will maintain internal consistency with the other Elements of the General Plan as required by State Law.

1.2 DESCRIPTION OF PROJECT

The proposed project is a comprehensive update to the City of Isleton Housing Element for the planning period of 2021 through 2029. The Housing Element includes goals, policies, implementation actions, and quantified objectives to meet the regional "fair share" of affordable housing and state law requirements.

The Housing Element Background Report includes the following major sections to address State law requirements:

- **Existing Housing Needs Assessment:** including population growth, employment trends, household characteristics, housing costs, vacancy rates, and special housing needs;
- **Fair Housing Assessment:** assesses current equitable housing opportunities and challenges in Isleton;
- **Resource Inventory:** including an inventory of vacant residentially-zoned land, planned and approved projects, existing assisted affordable housing developments, and Federal, State, and local housing resources and energy conservation measures;
- **Potential Housing Constraints:** including potential governmental and non-governmental constraints to housing production; and



- **Evaluation of Past Accomplishments:** including a review and evaluation of the programs included in the 2013 Housing Element.

1.3 REGIONAL HOUSING NEEDS ALLOCATION AND RESIDENTIAL HOLDING CAPACITY

Projected housing needs for the City of Isleton for this Housing Element period were determined through the regional housing needs allocation (RHNA) process. State law requires HCD to project the statewide housing need and allocate the statewide need amongst the various regions in California. The Sacramento Area Council of Governments has assigned the City of Isleton as its regional “fair share,” or Regional Housing Needs Allocation (RHNA) the following:

	Extremely Low ¹	Very Low ¹	Low	Moderate	Above Moderate	TOTAL
RHNA	2	3	3	6	14	28
% of Total	7%	11%	11%	21%	50%	100%

Note:¹ There is a projected need for 2 extremely low-income units based on the assumption that 50 percent of the very low-income need is extremely low-income.

Source: SACOG, Department of Housing and Community Development (HCD),2020.

As part of the 2021 Housing Element Update, the City counted the housing units that were planned or approved as of April 1, 2021 and conducted an inventory of vacant residential sites within the city in order to demonstrate that there is sufficient land capacity to accommodate the RHNA. City staff updated the vacant sites inventory by reviewing the most recent assessor parcel data, satellite imagery, and City staff discussions.

The City of Isleton identified capacity for all income levels that exceeds the RHNA. Therefore, the City will not need to rezone any additional sites, nor will it need to increase the maximum allowable density in any zoning district to accommodate its RHNA for all income levels. The 2000 General Plan designates these sites for housing development and the potential environmental effects were addressed in the 2000 General Plan Final Environmental Impact Report (FEIR).



1.4 PREVIOUS RELEVANT ENVIRONMENTAL ANALYSIS

Housing Elements are formulated and adopted as part of the General Plan. The 2000 General Plan FEIR evaluates the direct, indirect, and citywide impacts of implementing the Housing Element. The City of Isleton adopted its current 2000 General Plan on September 13, 2000. The 2000 General Plan underwent extensive environmental review in the form of an FEIR. The City also prepared a Negative Declaration as a part of the 2013-2021 Housing Element in 2014.

The Isleton 2000 General Plan FEIR, the 2013-2021 Housing Element Initial Study/Negative Declaration, and other environmental documents can be reviewed at the following location:

City of Isleton
101 2nd Street
Isleton, CA 95641
Contact: Chuck Bergson, City Manager
(916)-777-7770

1.5 CITY LAND USE REGULATION

The City regulates many aspects of construction and development through requirements and ordinances established in the Isleton City Code. These requirements are hereby incorporated by reference into the Project Description as though fully set forth herein. Copies of these documents may be reviewed at the City of Isleton, 101 2nd Street, Isleton, California 95641.



1.6 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Based on the State of California Environmental Quality Act (CEQA) Guidelines and professional judgment, the proposed project would result in a significant impact on housing if it would:

1. Create a demand for additional housing without providing for accompanying housing development;
or
2. Result in the displacement of substantial amounts of existing affordable housing.

The 2021-2029 Housing Element will not create demand for additional housing without providing for accompanying housing development. Additionally, the 2021 Housing Element will not displace substantial amounts of existing housing nor will it alter the location or extent of designated residential land uses.

Adoption of the Housing Element, in and of itself, will not result directly in changes to the physical environment. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant.

After Housing Element adoption, the City will evaluate specific housing development proposals based on their compliance with the General Plan, the Zoning Code, and other City ordinances. The City may require additional environmental review of potential environmental effects in compliance with the California Environmental Quality Act prior to the development of any specific housing units. Compliance with the programs and policies of the Housing Element alone does not ensure project approval.

The City of Isleton has reviewed the proposed project and concludes that the project will not have a significant effect on the environment since no impacts will result from the implementation of the proposed Housing Element Update.



1.7 CEQA DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION has been 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, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Chuck Bergson
City of Isleton City Manager

July 30, 2021

Date



SECTION 2. ENVIRONMENTAL IMPACT ANALYSIS

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.

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Greenhouse Gas Emissions
- Mineral Resources
- Noise
- Land Use/Planning
- Public Services
- Recreation
- Population/Housing
- Utilities/Service Systems
- Mandatory Findings of Significance
- Transportation/Traffic



2.1 EVALUATION OF ENVIRONMENTAL IMPACTS

Responses to the following questions and related discussion indicate if the proposed project will or will potentially have a significant adverse impact on the environment, either individually or cumulatively with other projects. All phases of project planning, implementation, and operation are considered. Mandatory Findings of Significance are located in Section 2.1.3.

2.1.1 AESTHETICS

Except as provided in Cal. Pub. Res. Code § 21099, would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, 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, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

The Housing Element identifies sites designated for residential development that were previously evaluated for potential aesthetic impacts in the 2000 General Plan FEIR environmental documents. The Housing Element does not identify any additional sites for residential development or changing density standards.

The Housing Element will not, in and of itself, result in aesthetic impacts to scenic vistas, scenic resources, or visual character, and will not create sources of substantial light or glare which adversely affects views. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant.



2.1.2 AGRICULTURAL AND FOREST RESOURCES

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code §51104(g)) or result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

The Housing Element identifies sites designated for residential development that were previously evaluated for potential impacts to agriculture and forestry in the 2000 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards.

The Housing Element will not, in and of itself, result in impacts to farmland, forestland, Williamson Act contracts, timberland, or timberland-zoned Timberland Production. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact. The City of Isleton’s Housing Element does not propose any new development or building floor area. Future development projects will be reviewed on individual basis to determine if there is any impact on agricultural resources.



2.1.3 AIR QUALITY

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

Ambient air quality is described in terms of compliance with State and Federal standards, and the levels of air pollutant concentrations considered safe, to protect the public health and welfare. These standards are designed to protect people most sensitive to respiratory distress, such as the elderly, very young children, persons with asthma or other illnesses, and persons engaged in strenuous work or exercise. The EPA has established national ambient air quality standards (NAAQS) for seven air pollution constituents. As permitted by the Clean Air Act, California has adopted more stringent air emissions standards (SAAQS), and expanded the number of regulated air constituents.

The California Air Resources Board (CARB) is required to designate areas of the state as attainment, nonattainment, or unclassified for any state standard. An “attainment” designation for an area signifies that pollutant concentrations do not violate the standard for that pollutant in that area. A “nonattainment” designation indicates that a pollutant concentration violated the standard at least once.

Potential impacts to air quality resulting from population increases in the City were analyzed in the 2000 General Plan. The Housing Element reports that the City has enough available land in the current City limits that has the capacity to develop more units than needed within the planning period. Based on this analysis and the analysis with population build out projections in the 2000 General Plan FEIR, impacts to local air quality are less than significant.



The Housing Element will not, in and of itself, result in impacts to air quality or plans for air quality, or produce pollutants or odors. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact. Short-term air quality impacts resulting from construction of the sites, such as dust generated by clearing and grading activities, exhaust emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers will be subject to SMAQMD rules/protocol.

The City of Isleton’s Housing Element does not propose any new development or building floor area. Future development projects will be reviewed on individual basis to determine if there is any impact on air quality.

2.1.4 BIOLOGICAL RESOURCES

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
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 Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodland, identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands, (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



DISCUSSION

Biological surveys of the City of Isleton Project Area were conducted, and the results of the surveys are contained within the Isleton 2000 General Plan FEIR. These surveys note that the most valuable habitats in Isleton are those which are water-influenced generally those remaining riparian zones along the Sacramento River.

The Housing Element identifies sites designated for residential development that were previously evaluated for potential biological impacts in the 2000 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards. In addition, the policies included in the General Plan direct new development away from areas containing natural resources. Mitigation measures in the 2000 General Plan FEIR will reduce all impacts to acceptable levels.

The Housing Element will not, in and of itself, result in impacts to wetlands, fish, wildlife, or plans and policies related to habitat conservation. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

2.1.5 CULTURAL RESOURCES

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

The Housing Element identifies sites designated for residential development that were previously evaluated for potential impacts to cultural resources in the 2000 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards. No archaeological or cultural resources of significance are known to exist within the planning area at this time.



Any evidence of cultural resources that might be unearthed in the process of construction becomes immediate grounds for the halting all construction until the extent and significant of any find is properly catalogued and evaluated by archaeological and cultural resource authorities recognized as having competence by the State of California.

The Housing Element will not, in and of itself, result in impacts to cultural resources, including historic, archeological, and paleontological resources. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

2.1.6 ENERGY

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

The Housing Element identifies sites designated for residential development that were previously evaluated for potential aesthetic impacts in the 2000 General Plan FEIR environmental documents. The Housing Element does not identify any additional sites for residential development or changing density standards.

The Housing Element will not, in and of itself, result in impacts to energy resources or renewable energy or energy efficiency planning; impacts due to the project are less than significant. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant.



2.1.7 GEOLOGY AND SOILS

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death, involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



DISCUSSION

The Housing Element identifies sites designated for residential development that were previously evaluated for potential geological impacts in the 2000 General Plan. The Housing Element is not identifying any additional sites for residential development or changing density standards.

Soils and levees within the City’s planning area are subject to the potential for liquefaction during a severe earthquake. Liquefaction potential within Isleton is most likely to occur along drainages, particularly Sacramento River, where there are flood plain deposits and periodically high waters. The potential for landslides in Isleton is minimal due to its gentle to essentially non-existent slopes. Some potential for localized slides or slumps may exist along the banks of watercourses; however no housing developments as a result of this project will occur within the floodplain areas or along drainage courses. In addition the 2000 General Plan FEIR contains mitigation measures intended to reduce impacts of liquefaction and seismic activity to less than significant levels.

The Housing Element will not, in and of itself, result in impacts to soil resources or from earthquakes, landslides, or other seismic events, so any impacts are less than significant. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

2.1.8 GREENHOUSE GAS EMISSIONS

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



DISCUSSION

GHG emissions produced by the residential sector are the result of natural gas and other fossil fuel consumption used for heating and cooking applications. Electricity usage by buildings results in GHG emissions that occur at the power plants and transmission lines used to provide that energy, which may or may not be located within the City limits. All residential development in the city of Isleton must comply with the standards in Title 20, Energy Building Regulation, and Title 24, Energy Conservation Standards of the California Code of Regulations, including CALGreen, to reduce GHG emissions in new construction.

The Housing Element identifies sites designated for residential development that were previously evaluated for potential GHG impacts in the 2000 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards. Similarly, the Housing Element contains policies and programs intended to further the goals of reducing GHG emissions resulting from new development.

The Housing Element will not, in and of itself, result in impacts to greenhouse gas emissions, climate change impacts, or any applicable plan, policy, or regulation reducing those impacts. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

2.1.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

The Housing Element identifies sites designated for residential development that were previously evaluated for potential impacts from hazards and hazardous materials in the 2000 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards.

None of the sites identified in the vacant sites inventory are known to contain contaminants and/or hazardous waste. The Housing Element will not, in and of itself, result in impacts from hazardous materials, airports, toxic emissions, wildfires, and other emergencies. At the time of development, all existing roads will be required to remain open during the construction period so there will be no interference with an emergency response plan or emergency evacuation plan.

Instead of increasing fire hazards associated with flammable brush and grass, the future development of various sites throughout the city will eliminate the existing open fields which create a potential fire hazard during the summer months. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.



2.1.10 HYDROLOGY AND WATER QUALITY

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

The City regulates many aspects of construction and development through requirements and ordinances established in the Isleton City Code. Implementation of the Housing Element will not increase impacts on water resources or the need for mitigation measures beyond those included in the Isleton General Plan FEIR. The City will comply with the Sacramento County Hazardous Waste Management Plan to mitigate the impacts of residential development. Flooding potential exists alongside watercourses in the Planning Area, most notably areas surrounding Sacramento River. The entire city of Isleton lies within a 100-year flood zone, involving different standards for floor level elevation for residential, rehabilitated residential and



industrial construction. The most recent housing construction typically has involved two stories with garages at ground level and living quarters on the second story above the 100 year intensity flood level.

The Housing Element will not, in and of itself, result in impacts to drainage, runoff, erosion, flooding, or natural disasters. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts to hydrology and water quality are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. Future development will result in the addition of new impervious surfaces to each specific development project site. However, this is a normal consequence associated with the development of previously undeveloped parcels of land. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

2.1.11 LAND USE PLANNING

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

The Housing Element identifies sites designated for residential development that were previously evaluated for potential land use impacts in the 2000 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards.

The Housing Element includes policies requiring amendments to the General Plan and the Zoning Code to ensure consistency between the documents. Implementation of such actions will ensure that there will not be any conflict between these governing documents. At that time, staff can ensure that the implementation of that specific project does not conflict with any applicable habitat conservation plans or natural communities' conservation plans. The Housing Element will not, in and of itself, physically divide a community or conflict with any land use or habitat conservation plans.



All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

2.1.12 MINERAL RESOURCES

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

The State of California, under the Surface Mining and Reclamation Act (SMARA), can designate certain areas as having mineral deposits of regional significance. Urbanized areas and public parks are typically excluded from this determination, effectively removing the area within the Isleton City Limits.

The Housing Element identifies sites designated for residential development that were previously evaluated for potential impacts to mineral resources in the 2000 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.



2.1.13 NOISE

Would the project result in:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. 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 of applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

The City of Isleton General Plan Hazard Management Element establishes land use compatibility criteria for both transportation noise sources such as roadways, and for non-transportation (stationary) noise sources. Policies and implementation programs in the General Plan Part VI (Section B - Noise) protect Isleton residents from excessive noise levels. Noise impacts were also analyzed in the 2000 General Plan FEIR.

The Housing Element identifies sites designated for residential development that were previously evaluated for potential noise impacts in the 2000 General Plan, which includes policies to reduce impacts to noise-sensitive land uses from construction, traffic, and industrial uses by separating incompatible uses and creating noise barriers.

The Housing Element will not, in and of itself, create noise impacts. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Through the use of standard noise mitigation measures, the City has been able to mitigate any identified noise impacts for previously considered projects. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.



2.1.14 POPULATION AND HOUSING

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

The 2000 General Plan established designated areas for future growth. The Housing Element identifies sites designated for residential development that were previously evaluated for potential population and housing growth impacts in the 2000 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards.

The City of Isleton has received an allocation of 28 new residential units from SACOG based on the RHNP (2021-2029). The Housing Element recommends various housing programs to assist in providing housing for all income levels including very low-income, low-income, moderate-income, and moderate-income households. As a result, this project will not displace any existing residents, as it facilitates adequate housing for City residents.

The Housing Element sets forth programs and policies to facilitate housing conservation, maintenance, and diversity, and no aspect of the project involves the displacement of people. The Housing Element will not, in and of itself, create population and housing impacts. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.



2.1.15 PUBLIC SERVICES

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:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

The Housing Element identifies sites designated for residential development that were previously evaluated for potential impacts to public services in the 2000 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards.

School-related impacts depend upon the location and intensity of a project, by students generated per household, and the capacity of facilities in a given attendance area. Legislative requirements for school development fees ensure that new development will provide necessary facilities to meet projected needs, should housing projects be approved. However, State law does not require developers to provide for school sites within their developments. The City of Isleton will continue to work with the River Delta Unified School District to assure that school impact fees are paid to provide the necessary school facilities. Any development project will be conditioned to pay current school impact fees in effect at the time of building permit issuance.

Park-related impacts also depend upon the location and intensity of a project. Any future multifamily residential development will be required to provide some level of on-site recreational and open space amenities or be located near an existing park/open space facility. Any future residential development will be subject to applicable park improvement fees in effect at the time of building permit issuance.



The Housing Element will not, in and of itself, impact the provision of public services, including fire and police protection, schools, and parks for those land use designations. Any future proposals will be required to pay impact fees that have been established to reduce the potential impact of public services and to meet fire-flow requirements and provide adequate rights-of-way for fire and police vehicles. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

2.1.16 RECREATION

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

The Housing Element identifies sites designated for residential development that were previously evaluated for potential recreation impacts in the 2000 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards.

The Isleton 2000 General Plan discusses recreation resources and identifies policies and implementation programs to preserve open space lands. The City of Isleton’s General Plan requires the dedication of park land, where appropriate, or payment of in lieu fees based on the level of service standard of five acres of combined neighborhood and community level recreation areas and facilities per 1,000 population. The impact to recreation facilities is less than significant and will be mitigated by the above noted measures.

Implementation of the proposed Housing Element will not, in and of itself, impact any existing recreational facilities. It will not increase the use of existing recreational facilities or require the construction or



expansion of recreational facilities. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts to existing recreational facilities are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

2.1.17 TRANSPORTATION/ TRAFFIC

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b) (criteria for analyzing transportation impacts – vehicle miles traveled)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

The Housing Element identifies sites designated for residential development that were previously evaluated for potential transportation and traffic impacts in the 2000 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards.

New residential dwelling units will require either tentative subdivision maps or site plan review for multi-family projects. Both of these procedures require a development review process that imposes conditions for adequate traffic, pedestrian, and bicycle circulation and adequate parking facilities. All developments must comply with the City of Isleton General Plan. The City has incorporated into the General Plan policies and implementation programs for minimizing future circulation impacts.

The Housing Element will not, in and of itself, impact the circulation system, congestion management, air traffic, the safety of design features, and policies, plans, and programs related to transportation. All future



development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant.

Potential impacts to transportation and traffic are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. Traffic congestion and other impacts are measured on the basis of the specific intensity of development at a given location. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact. A new traffic analysis will be prepared for that specific project that will recommend specific mitigation measures necessary to reduce any identified impacts to less than significant levels.

2.1.1 TRIBAL CULTURAL RESOURCES

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. A resource listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC §5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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 PRC §5024.1? In applying the criteria set forth in subdivision (c) of PRC §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

The Housing Element identifies sites designated for residential development that were previously evaluated for potential tribal resource impacts in the 2000 General Plan FEIR environmental documents. The Housing Element does not identify any additional sites for residential development or changing density standards.

The Housing Element will not, in and of itself, result in impacts to tribal resources, and will not create sources of substantial light or glare which adversely affects views. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant.



2.1.2 UTILITIES AND SERVICE SYSTEMS

Would the project:

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Comply with federal, state and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

The Housing Element identifies sites designated for residential development that were previously evaluated for potential utilities and service systems impacts in the 2000 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards. Policies in the 2000 General Plan provide the guidance to comply with federal, state and local statues and regulations to ensure the quality of water resources, solid waste disposal, and wastewater treatment. The City has adequate solid waste capacity to meet demand for all future housing projects.

The Housing Element will not, in and of itself, impact public utilities service for communication, water, sewer, solid waste disposal, and storm drainage. The extension of utilities to service proposed development is consistent with the City's General Plan. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant.



Potential impacts to utilities are location-specific and based on development intensity. Impacts cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

2.1.3 MANDATORY FINDINGS OF SIGNIFICANCE

Issues and Supporting Evidence	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Signif. Impact	No Impact
Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

Implementation of the Housing Element will not create any significant or adverse impacts. Potential site-specific impacts that cannot be known at this time will be addressed in conjunction with any development proposal submitted for the individual project sites. No new impacts are anticipated as a result of the Housing Element that have not already been analyzed and evaluated as part of the City of Isleton 2000 General Plan FEIR.



2.2 INITIAL STUDY PREPARERS

City of Isleton

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