



General Plan Amendment
2015-2023 Housing Element Update
INITIAL STUDY & NEGATIVE
DECLARATION

December 2014

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A BACKGROUND

1. Project Title: City of El Cerrito 2015-2023 Housing Element Update

2. Lead Agency Name and Address: City of El Cerrito
Community Development Department
10890 San Pablo Ave.
El Cerrito, CA 94530

3. Contact Person and Phone Number: Margaret Kavanaugh-Lynch
Development Services Manager
City of El Cerrito
(510) 215-4330

4. Project Location: Citywide

5. Project Sponsor's Name and Address: City of El Cerrito
Community Development Department
10890 San Pablo Ave.
El Cerrito, CA 94530

6. General Plan Designation: N/A

7. Zoning: N/A

8. Project Description Summary:

The proposed project is an update of the Housing Element of the City of El Cerrito General Plan. See further discussion that follows in the "Description of Project" section.

B DESCRIPTION OF PROJECT

This Initial Study provides environmental analysis pursuant to the California Environmental Quality Act (CEQA) for the proposed City of El Cerrito General Plan Housing Element Update (proposed project). The project site to be affected by the Housing Element Update is the area within the city limits.

State law requires this Housing Element Update (California Government Code Section 65580 – 65589.8). The Draft Housing Element identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups defined under State law (California Government Code Section 65583); analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of the existing affordable housing stock; and outlines policies to promote housing opportunities for all persons.

The Initial Study focuses on whether the proposed project may cause significant effects on the environment. In particular, consistent with CEQA Guidelines Section 21083.3, this Initial Study is intended to assess any effects on the environment that are peculiar to the proposed project or to the parcels on which the project would be located that were not addressed or analyzed as significant effects in an environmental impact report (EIR), or which substantial new information shows will be more significant than described in the General Plan EIR or a more recent specific plan or planned development EIR.

The Housing Element is adopted as part of the General Plan. The City of El Cerrito adopted its current General Plan in 1999. The 1999 General Plan underwent extensive environmental review in the form of an EIR. Since 1999, the City has adopted one specific plan consistent with the General Plan: the San Pablo Avenue Specific Plan (SPASP). The SPASP has been adopted and its EIR contains a comprehensive evaluation of the effects of implementing the El Cerrito General Plan as amended by the SPASP. The SPASP amends the City's General Plan for the Specific Plan Area and the SPASP EIR supersedes the 1999 General Plan EIR within the Specific Plan Area. The General Plan EIR and SPASP EIR are comprehensive in their analysis of the environmental impacts associated with future development in the city, based on specified land use designations and related densities and population projections. This includes discussion of a full range of alternatives and growth inducing impacts associated with urban development in the city. The EIRs for the El Cerrito General Plan and SPASP are comprehensive documents and are hereby incorporated by reference pursuant to State CEQA Guidelines Section 15150.

The Housing Element is a policy document consistent with the General Plan and adopted specific plan. The Housing Element identifies sites designated for residential development. The anticipated development capacity was previously evaluated for potential environmental impacts in the General Plan EIR and SPASP EIR. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

Housing Element Overview

The Housing Element is one of seven mandatory elements to a local jurisdiction's General Plan. Jurisdictions in the nine-county San Francisco Bay Area, including El Cerrito, must update their housing elements based on an eight year planning period that begins in 2015. California Government Code Section 65583 requires a jurisdiction's Housing Element include the following components:

- A review of the previous Element's goals, policies, objectives, and programs to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- An assessment of housing need and an inventory of resources and constraints related to meeting these needs.
- A statement of goals, policies, and quantified objectives related to the maintenance, preservation, improvement, and development of housing.
- A policy program that provides a schedule of actions that the City is undertaking or intends to undertake to implement the policies set forth in the Housing Element.

The housing element must address the City's fair share of the regional housing need and specific State statutory requirements, but it ultimately should reflect the vision and priorities of the local community. The Regional Housing Needs Allocation (RHNA) planning period (January 1, 2014 to October 31, 2022) is slightly different from the Housing Element planning period of January 31, 2015 to January 31, 2023. The 2014-2022 RHNA, prepared by ABAG, assigns El Cerrito a need for 398 housing units, including 100 very low-income units, 63 low-income units, 69 moderate-income units, and 166 above moderate-income units. The City is mandated by State Housing Element Law to demonstrate it has adequate sites available through appropriate zoning and development standards and with the required infrastructure for a variety of housing types and income levels. The City must demonstrate it has capacity or adequate sites to accommodate the projected need for housing through the 2014-2022 RHNA planning period.

The City has ample capacity to accommodate these units as demonstrated by the site inventory found in Appendix A of the Housing Element. New housing that is at various stages of planning, approval, and construction will offer 251 units that will count towards meeting the City's RHNA in the 2014-2022 period. Vacant and underutilized sites can accommodate an additional 943 units. After accounting for capacity from units under construction, approved projects, and potential sites, El Cerrito has a surplus of 810 lower-income units, 25 above moderate-income units, and 796 total units. There is a deficit of 39 moderate-income units, but this need is covered by the surplus in the lower-income categories.

The El Cerrito Housing Element is organized into four parts:

- Introduction - Explains the purpose, process, and contents of the Housing Element.
- Housing Needs Assessment and Inventory - Describes the demographic, economic, and housing characteristics of El Cerrito and analyzes the current and projected housing needs in El Cerrito.
- Resources and Constraints - Analyzes the actual and potential governmental and nongovernmental constraints to the rehabilitation, preservation, conservation, and construction of housing.
- Housing Policy Program - Details specific policies and programs the City of El Cerrito will carry out over the planning period to address the City's housing goals.

Supporting background material is included in the following appendices:

- Appendix A: Sites Inventory
- Appendix B: At-Risk Assisted Units
- Appendix C: Review of Past Performance

- Appendix D: Summary of Community Outreach
- Appendix E: Consistency with State Law
- Appendix F: Glossary of Terms

C DETERMINATION

On the basis of this initial study:

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 applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier General Plan EIR and San Pablo Avenue Specific Plan EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier General Plan EIR or San Pablo Avenue Specific Plan EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Margaret Kavanaugh-Lynch

Date

1/6/15

City of El Cerrito

For

D PROJECT SETTING

The Housing Element will be the adopted policy and program document applicable to housing issues throughout the incorporated city limits of El Cerrito.

E OTHER PUBLIC AGENCIES APPROVAL

None

F ENVIRONMENTAL IMPACTS

The following section adapts and completes the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist is used to describe the impacts of the proposed project.

For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Potentially Significant With Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

I. AESTHETICS

Would the project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Potentially Significant With Mitigation Incorporated</i> | <i>Less-Than-Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|---|-------------------------------------|------------------|
| a. Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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"/> | ✘ |
| c. Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |

Discussion: The Housing Element is a policy document consistent with the General Plan and San Pablo Avenue Specific Plan (SPASP). The Housing Element identifies sites designated for residential development. The anticipated development capacity was previously evaluated for potential environmental impacts in the General Plan EIR and SPASP EIR. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

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

a: The Housing Element will not result in effects upon scenic vistas. Any specific housing project that might result in a physical change to a scenic vista will be subject to the CEQA review process.

b: Policies and programs in the Housing Element will not damage or affect scenic resources as they are consistent with other General Plan policies and programs established to preserve natural features. The City of El Cerrito is not located within a State-designated scenic highway and therefore the Housing Element would not result in impacts to historic buildings within a State scenic highway.

c: The Housing Element will not alter or reduce City standards and guidelines for visual quality. Other General Plan policies and planning programs are established to achieve high visual and design standards in the community.

d: The Housing Element will not, in and of itself, create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

II. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Potentially Significant With Mitigation Incorporated</i> | <i>Less-Than-Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|---|-------------------------------------|------------------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| c. 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))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| d. 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"/> | ✘ |
| e. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |

Discussion:

a-e: The City of El Cerrito is an established urbanized area. The Housing Element will have no impact regarding agricultural resources. The El Cerrito General Plan Land Use and Circulation Diagram (page 4-13), indicates that no land in El Cerrito is designated for agricultural uses. The Housing Element is a policy document consistent with the General Plan and San Pablo Avenue Specific Plan (SPASP). The Housing Element identifies sites designated for residential development. The anticipated development capacity was previously evaluated for potential environmental impacts in the General Plan EIR and SPASP EIR. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

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. Potential agriculture- and forestry-related impacts 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.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Potentially Significant With Mitigation Incorporated</i> | <i>Less-Than-Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|---|-------------------------------------|------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| d. Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| e. Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |

Discussion:

a-e: 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 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. Contra Costa County is currently (2014) in nonattainment for ozone and particulate matter, 2.5 microns (PM_{2.5}).

The City of El Cerrito is located in Contra Costa County, which falls within the San Francisco Bay Area Air Basin, along with Alameda, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties. The Bay Area Air Quality Management District (BAAQMD) is the agency responsible for monitoring air quality conditions in Contra Costa County, including the City of El Cerrito, and for carrying out enforcement activities to maintain air quality with applicable State and Federal standards. BAAQMD's duties include: adopting and enforcing rules and regulations concerning air pollutant sources, permitting and inspecting stationary sources of air pollutants, responding to citizen complaints, monitoring ambient air quality and meteorological conditions, awarding grants to reduce motor vehicle emissions, and conducting public education campaigns.

The Housing Element has a policy encouraging development near existing transit facilities, thus contributing to mitigation of air quality impacts. Housing Element Policy H5.4 states that the City will "encourage the location of multifamily housing near transit centers where living and/or working environments are within walkable distances in order to reduce auto trips to work, roadway expansion and air pollution." General Plan policies identified in the General Plan EIR as mitigation for air quality include LU5.5 Pedestrians and Bicycles, T1.3 Bicycle Circulation, T1.4 Pedestrian Circulation, and T2.2 Transit First Policy. These policies will be enhanced by the development patterns supported by Housing Element Policy H5.4, above.

The Housing Element is a policy document consistent with the General Plan and San Pablo Avenue Specific Plan (SPASP). The Housing Element identifies sites designated for residential development. The anticipated development capacity was previously evaluated for potential environmental impacts in the General Plan EIR and SPASP EIR. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

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. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential air quality-related impacts 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. 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 BAAQMD rules/protocols.

IV. BIOLOGICAL RESOURCES

Would the project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Potentially Significant With Mitigation Incorporated</i> | <i>Less-Than-Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|---|-------------------------------------|------------------|
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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"/> | ✘ |
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |

Discussion:

a-f: The Housing Element is a policy document consistent with the General Plan and San Pablo Avenue Specific Plan (SPASP). The Housing Element identifies sites designated for residential development. The anticipated development capacity was previously evaluated for potential environmental impacts in the General Plan EIR and SPASP EIR. Policies and implementation measures contained in the General Plan EIR as mitigation measures include LU6.1 Natural Features, R1.1 Habitat Protection, R1.2 Rare and Endangered Species, R1.3 Potential Environmental Impacts, R1.7 Creek Protection, R1.8 Creek Improvements, and R1.9 Cerrito Creek. In addition, Mitigation Measure 6-1 of the SPASP EIR ensures development within the Specific Plan Area will avoid the removal of trees, shrubs, or weedy vegetation during the bird nesting period. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to biological habitats. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts 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.

V. CULTURAL RESOURCES

Would the project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Potentially Significant With Mitigation Incorporated</i> | <i>Less-Than-Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|---|-------------------------------------|------------------|
| a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| c. Directly or indirectly destroy a unique paleontological resource on site or unique geologic features? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| d. Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |

Discussion: 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. Furthermore, if it can be concluded that a project will cause damage to a unique archaeological or paleontological resource, appropriate mitigation measures shall be required to preserve the resource in-place, in an undisturbed state. Mitigation measures may include, but are not limited to, planning construction to avoid the site, deeding conservation easements, or capping the site prior to construction.

Adoption of the 2015-2023 Housing Element will not have an impact on any cultural resources, as the Housing Element does not propose any development. The Housing Element is a policy document consistent with the General Plan and San Pablo Avenue Specific Plan (SPASP). The Housing Element identifies sites designated for residential development. The anticipated development capacity was previously evaluated for potential environmental impacts in the General Plan EIR and SPASP EIR. The pattern, distribution, and intensity of development within the City of El Cerrito will be consistent with the City's General Plan and with the SPASP. Potential impacts upon cultural resources are addressed through the implementation of General Plan policy R1.3, which encourages development patterns that minimize impacts on the City's biological, visual and cultural resources. In addition, Mitigation Measures 7-1, 7-2, and 7-3 of the SPASP EIR ensure that the City will determine the possible presence and impacts of the action on historic, archaeological, and paleontological resources. Implementation of these measures reduced impacts to cultural resources within the Specific Plan area to less-than-significant. The Housing Element Update does not include

any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to cultural resources. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts 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.

VI. GEOLOGY AND SOILS

Would the project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Potentially Significant With Mitigation Incorporated</i> | <i>Less-Than-Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|---|-------------------------------------|------------------|
| a. Expose people or structures to 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 based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| ii. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| iv. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| b. Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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"/> | ✘ |
| d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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"/> | ✘ |

Discussion: Soils, geology, and seismicity conditions are important aspects of all development projects in the San Francisco Bay Area. Although most projects have little or no effect on geology, any project involving construction will have some effect on soils and topography; and all may be

affected by certain geologic events, such as earthquakes, and are protected through existing building codes and regulations. Adoption of the 2015-2023 Housing Element will not have an impact on any geological or soil resources, as the Housing Element does not propose any development.

The Housing Element is a policy document consistent with the General Plan and San Pablo Avenue Specific Plan (SPASP). The Housing Element identifies sites designated for residential development. The anticipated development capacity was previously evaluated for potential environmental impacts in the General Plan EIR and SPASP EIR. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to geology and soils. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts 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.

a.i, a.ii, a.iii, a.iv: With respect to seismic-related hazard of ground rupture, ground failure/liquefaction, and landslide, the Housing Element will have no impact. Development approved under the auspices of the Housing Element, as part of the overall General Plan, will be consistent with the mitigation measures contained in the General Plan, resulting in a less-than-significant level of impact.

b: The Housing Element does not in itself involve development proposals on specific sites, and thus will not result in substantial soil erosion or loss of topsoil. The General Plan EIR identifies policies which mitigate potential impacts regarding soil erosion: H1.1 Location of Future Development, H1.2 Development Review, H1.3 Geotechnical Review, H1.4 Soils and Geologic Review, and R1.6 Runoff Water Quality. The Housing Element is consistent with the referenced policies and other elements of the El Cerrito General Plan.

c and d: The Housing Element does not in itself involve development proposals on specific sites, and thus will not result in a project on unstable or expansive sites. Specific development proposals would be subject to CEQA analysis of site-specific geotechnical investigation.

e: Sewer systems are available for the disposal of wastewater. New development is not allowed to use septic tanks or alternative wastewater disposal systems.

VII. GREENHOUSE GAS EMISSIONS

Would the project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Potentially Significant With Mitigation Incorporated</i> | <i>Less-Than-Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|---|-------------------------------------|------------------|
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the atmosphere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |

Discussion:

a-b: It is widely recognized that anthropogenic emissions of greenhouse gases and aerosols are contributing to changes in the global climate, and that such changes could have adverse effects on the environment, the economy, and public health. Under CEQA, an analysis of the physical and environmental consequences of climate change and the contributions of individual development projects to this cumulative effect is therefore required. General guidelines for preparing CEQA climate change analyses were released by the California Office of Planning and Research (OPR). The GHG analysis can also use approaches prepared by a number of professional associations and agencies that have published suggested approaches and strategies for complying with CEQA's environmental disclosure requirements. Such organizations include the California Attorney General's Office (AGO), the California Air Pollution Control Officers Association (CAPCOA), the United Nations and World Meteorological Organization's Intergovernmental Panel on Climate Change (IPCC), and the Association of Environmental Professionals (AEP).

In September 2006, the Governor signed AB 32, the California Global Warming Solutions Act (Health and Safety Code Section 38500 et. seq.). The Act codifies the executive order reduction of statewide GHG emissions to 1990 levels by the year 2020. This change, which is estimated to be a 25 to 35 percent reduction from current emission levels, will be accomplished through an enforceable statewide cap on GHG emissions that will be phased in starting in 2012.

On September 30, 2008, Governor Schwarzenegger signed Senate Bill (SB) 375 into law. This legislation links transportation and land use planning with the CEQA process to help achieve the GHG emission reduction targets set by AB 32. Regional transportation planning agencies are required to include a sustainable community strategy (SCS) in regional transportation plans. The SCS must contain a planned growth scenario that is integrated with the transportation network and policies in such a way that it is feasible to achieve AB 32 goals on a regional level. SB 375 also identifies new CEQA exemptions and stream lining for projects that are consistent with the SCS and qualify as Transportation Priority Projects (TPP). TPPs must meet three requirements: 1) contain at least 50 percent residential use; commercial use must have floor area ratio (FAR) or not less than 0.75; 2) have a minimum net density of 20 units per acre; and 3) be located within one-half mile of a major transit stop or high quality transit corridor included in the regional transportation plan.

The Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments' (ABAG) Plan Bay Area is the Bay Area's Regional Transportation Plan (RTP)/Sustainable

Community Strategy (SCS). The Final Plan Bay Area was adopted on July 18, 2013. The SCS sets a development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce GHG emissions from transportation (excluding goods movement) beyond the per capita reduction targets identified by CARB. According to Plan Bay Area, the Plan meets a 16 percent per capita reduction of GHG emissions by 2035 and a 10 percent per capita reduction by 2020 from 2005 conditions.

In 2008, MTC and ABAG initiated a regional effort (FOCUS) to link local planned development with regional land use and transportation planning objectives. Through this initiative, local governments identified Priority Development Areas (PDAs) and Priority Conservation Areas (PCAs). PDAs and PCAs form the implementing framework for Plan Bay Area.

- PDAs are transit-oriented, infill development opportunity areas within existing communities that are expected to host the majority of future development.
- PCAs are regionally significant open spaces for which there exists broad consensus for long-term protection but nearer-term development pressure.

Overall, well over two-thirds of all regional growth by 2040 is allocated within PDAs. PDAs are expected to accommodate 80 percent (or over 525,570 units) of new housing and 66 percent (or 744,230) of new jobs. The City's housing goals and policies are consistent with ABAG's vision for concentrated growth within the region's PDAs. There is one PDA within the El Cerrito City Limits: the San Pablo Avenue Corridor. The boundaries of the San Pablo Avenue Specific Plan match the boundaries of El Cerrito's only PDA, the San Pablo Avenue Corridor PDA. Many of the sites that are included in the Housing Element adequate sites analysis are located within this area. After accounting for capacity from units under construction, approved projects, and potential sites approximately 85 percent of the units included in the sites inventory are within the San Pablo Avenue Corridor PDA.

Energy conservation standards for new residential and commercial buildings were originally adopted by the California Energy Resources Conservation and Development Commission in June 1977 and most recently revised in 2008 (Title 24, Part 6 of the California Code of Regulations [CCR]). In general, Title 24 requires the design of building shells and building components to conserve energy. On July 17, 2008, the California Building Standards Commission adopted the nation's first green building standards. The California Green Building Standards Code (Part 11, Title 24) was adopted as part of the California Building Standards Code (Title 24, California Code of Regulations). Part 11 establishes voluntary standards on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. Some of these standards have become mandatory in the 2010 edition of the Part 11 code.

City Action

Since 2006, the El Cerrito City Council has consistently supported local, regional, and state initiatives to reduce greenhouse gas (GHG) emissions. In February 2011 the City Council passed Resolution 2011-12 adopting GHG emission reduction targets of 15 percent below 2005 levels by the year 2020 and 30 percent below 2005 levels by 2035 for both municipal operations and the El Cerrito community. The City also adopted a Climate Action Plan (CAP). In addition to providing leadership on this important issue, development of a CAP helps prepare El Cerrito for a quickly evolving legislative framework set by the State as part of its implementation of AB 32.

Since 2005, the City has undertaken the following activities to pursue a more sustainable urban form.

- Completed 158 units and entitled 185 units of multifamily housing along the San Pablo Avenue corridor, including 56 affordable units;
- Worked with Caltrans to take possession of sidewalks on San Pablo Avenue, aka State Route 123;
- Completed the award-winning San Pablo Avenue Streetscape Improvement Program, including improved pedestrian access and street furniture, upgraded bus stops, 75 new bicycle racks, new Bay-Friendly median and sidewalk plantings that save 1.5 million gallons of water per year, and new rain gardens to clean storm water run-off;
- Leveraged the restoration of the Cerrito Theater to catalyze private investment on the "Theater Block;"
- Restored Baxter Creek and created Baxter Creek Gateway Park;
- Extended Ohlone Greenway to connect with the Richmond Greenway;
- Adopted the Ohlone Greenway Master Plan;
- Secured funding to construct the Ohlone Greenway Nature Play Park near the El Cerrito BART Station;
- Adopted El Cerrito's first Circulation Plan for Bicyclists and Pedestrians;
- Completed 75 percent of bike facility improvements identified in the Circulation Plan;
- Adopted a Bicycle Parking Ordinance for new development;
- Worked with El Cerrito Trail Trekkers to restore and extend the City's network of public paths and trails;
- Planted 1,160 street trees;
- Adopted the San Pablo Avenue Specific Plan in partnership with the City of Richmond in September 2014;
- Secured funding to develop a comprehensive Urban Greening Plan.

Existing regulations and standards that would apply to any future residential development, summarized above, would significantly reduce GHG emissions associated with future projects. The actions that the City has taken show a commitment to reducing GHG emissions through green design, energy efficiency, and transit-oriented development. Adoption and implementation of the 2015-2023 Housing Element would follow applicable City policies and programs, which support the implementation of AB 32 and SB 375.

While future projects will still emit greenhouse gases, the Housing Element demonstrates adequate sites to meet the RHNA. As a policy document, the Housing Element will not, in and of itself, result in the emission of greenhouse gasses. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential GHG-related impacts cannot be assessed in a meaningful way until the type and 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.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Potentially Significant With Mitigation Incorporated</i> | <i>Less-Than-Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|---|-------------------------------------|------------------|
| 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"/> | ✘ |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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"/> | ✘ |
| d. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| g. 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"/> | ✘ |
| h. Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |

Discussion: The Housing Element is a policy document consistent with the General Plan and San Pablo Avenue Specific Plan (SPASP). The Housing Element identifies sites designated for residential development. The anticipated development capacity was previously evaluated for potential environmental impacts in the General Plan EIR and SPASP EIR. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts from hazardous materials, airports, toxic emissions, wildfires, and other emergencies. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential hazards-related impacts 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.

a through c: Residential development or conservation of the city's existing housing supply would not involve hazardous materials or processes that would result in creating hazardous material exposure or emissions within quarter mile of a school.

d: The Housing Element is a policy and action document, and does not in itself involve development proposals on specific sites. As such, there is no significant impact with respect to the list of hazardous sites compiled pursuant to Government Code Section 65962.5.

e: The project will not result in safety hazards related to aviation because the project does not in itself involve development proposals on specific sites. In addition, the nearest airport to El Cerrito is approximately 25 miles to the south, in Oakland, California.

f: The Housing Element will not result in hazards due to proximity to a private airstrip because the Housing Element does not in itself involve development proposals on specific sites. In addition, there are no private airstrips in the vicinity of the City of El Cerrito.

g: The project does not in itself involve development proposals on specific sites, and thus will not impair implementation of, or physically interfere with, an adopted emergency response plan or evacuation plan.

h: The Housing Element does not in itself involve development proposals on specific sites, and thus will not result in exposure of people or structures to risk involving wildland fires. The General Plan EIR identifies 16 fire/emergency response policies that mitigate potential impacts of demand for fire protection. Of these, the following address wildland/urban interface fire protection specifically: Public Services policies PS2.10 and PS2.11, and Health and Safety policies H1.19, H1.20, and H1.21.

IX. HYDROLOGY AND WATER QUALITY

Would the project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Potentially Significant With Mitigation Incorporated</i> | <i>Less-Than-Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|---|-------------------------------------|------------------|
| a. Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| f. Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| g. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| h. Place within a 100-year floodplain structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| j. Expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |

Discussion: The Housing Element is a policy document consistent with the General Plan and San Pablo Avenue Specific Plan (SPASP). The Housing Element identifies sites designated for residential development. The anticipated development capacity was previously evaluated for potential environmental impacts in the General Plan EIR and SPASP EIR. The Housing Element

Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to water resources. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential water-related impacts 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.

a through e: The potential for environmental impacts due to development was addressed in the General Plan EIR. The potential impacts were determined to be mitigated to a less-than-significant level by the following policies: GM5.1 Local Development Mitigation Program, GM5.2 Performance Standard Review, GM5.3 Capital Improvement Program, GM5.4 Contributions to Improvement, PS 3.5 Coordination with Service Providers, PS1.1 Development Review, PS4.1 Monitoring Storm Drain Needs, and R1.6 Runoff Water Quality.

f. The Housing Element will not result in hazards due to location of development within flood plains. The General Plan includes Policy H1.5 Flood Hazards that previously mitigated this potential impact to a less- than-significant level.

X. LAND USE AND PLANNING

Would the project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Potentially Significant With Mitigation Incorporated</i> | <i>Less-Than-Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|---|-------------------------------------|------------------|
| a. Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| b. Conflict with any applicable land use plans, policies, or regulations 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 on environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| c. Conflict with any applicable habitat conservation plan or natural communities conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |

Discussion: The Housing Element is a policy document consistent with the General Plan and San Pablo Avenue Specific Plan (SPASP). The Housing Element identifies sites designated for residential development. The anticipated development capacity was previously evaluated for potential environmental impacts in the General Plan EIR and SPASP EIR. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in physically dividing the community or conflict with any applicable habitat conservation plan or natural communities conservation plan. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential land use-related impacts 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.

a: The Housing Element does not in itself involve development proposals on specific sites, and thus will not result in potential adverse impacts that may physically divide an established community.

b: The Housing Element is part of the General Plan. It has been analyzed and found to be consistent with the rest of the General Plan elements. The Housing Element is specifically consistent with the Land Use Diagram of the General Plan, as the potential for new housing production identified in the Regional Housing Needs Allocation can be accommodated with sites currently zoned to allow residential and/or mixed use development including residences.

c: No Habitat Conservation Plans or Natural Community Conservation Plans will be affected by the Housing Element, because none are in effect within the City of El Cerrito City Limits.

XI. MINERAL RESOURCES

Would the project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Potentially Significant Mitigation Incorporated</i> | <i>With</i> | <i>Less-Than-Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------|-------------------------------------|------------------|
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State? | <input type="checkbox"/> | <input type="checkbox"/> | | <input 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"/> | ✘ |

Discussion:

a-b: The project will have no effect upon mineral resources as there are no mineral extraction activities or mineral resources in the vicinity of the project (which is City-wide in scope). The City of El Cerrito General Plan, Chapter 7, Resources and Hazards does not identify any mineral resources. The Housing Element is a policy document consistent with the General Plan and San Pablo Avenue Specific Plan (SPASP). The Housing Element identifies sites designated for residential development. The anticipated development capacity was previously evaluated for potential environmental impacts in the General Plan EIR and SPASP EIR. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to mineral resources. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential mineral-related impacts 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.

XII. NOISE

Would the project result in:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Potentially Significant Mitigation Incorporated</i> | <i>With</i> | <i>Less-Than-Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|--|-------------|-------------------------------------|------------------|
| a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> | ✘ |
| b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> | ✘ |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> | ✘ |

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Potentially Significant Mitigation Incorporated</i> | <i>With Less-Than-Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|--|--|------------------|
| without the project? | | | | |
| d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |

Discussion: The Housing Element is a policy document consistent with the General Plan and San Pablo Avenue Specific Plan (SPASP). The Housing Element identifies sites designated for residential development. The anticipated development capacity was previously evaluated for potential environmental impacts in the General Plan EIR and SPASP EIR. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to noise. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential noise-related impacts 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.

a,b,c,d: The Housing Element will not result in exposure of persons to noise in excess of established standards or excessive vibration or groundborne noise, nor will there be permanent or temporary increases in ambient noise levels within the citywide project area. Any project proposals will be reviewed for conformance with the General Plan policies which mitigate potential noise impacts: H3.1, H3.2, H3.3, H3.4, H3.5, H3.7, and H3.8.

e: No airport is located in proximity to the project area.

f: No private airstrip is located in proximity to the project area.

XIII. POPULATION AND HOUSING

Would the project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Potentially Significant Mitigation Incorporated</i> | <i>With</i> | <i>Less-Than-Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------|-------------------------------------|------------------|
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> | ✘ |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> | ✘ |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> | ✘ |

Discussion: The Association of Bay Area Governments (ABAG) is tasked with allocating regional housing needs amongst the jurisdictions in the nine Bay Area counties, including those in Contra Costa County. El Cerrito’s Regional Housing Needs Allocation (RHNA) is 398 housing units. As part of the 2015-2023 Housing Element update, a housing sites inventory was created to demonstrate El Cerrito’s ability to fulfill its RHNA on sites already zoned for residential development. The Housing Element recommends various housing programs to assist in providing housing for all income levels including extremely low-, very low-, low-, moderate-, and above moderate-income households. 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 existing residents.

The Housing Element is a policy document consistent with the General Plan and San Pablo Avenue Specific Plan (SPASP). The Housing Element identifies sites designated for residential development. The anticipated development capacity was previously evaluated for potential environmental impacts in the General Plan EIR and SPASP EIR. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts from population and housing. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts 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.

a: The housing element is one part of the General Plan, which establishes policy to guide the orderly development of the community. El Cerrito is in an urbanized area and does not have any geographic areas where substantial growth-inducing impacts could be caused. Population growth foreseen by the General Plan and the SPASP is not a substantial increase that could result in a significant impact, because the growth contemplated is mitigated through all the general plan policies identified in the General Plan Final EIR and SPASP EIR.

b & c: The housing element will mitigate this potential impact of growth, in that several Housing Element policies address conservation and retention of housing stock:

- H1.1 Encourage neighborhood preservation and housing rehabilitation of viable older housing to preserve neighborhood character and, where possible, retain a supply of very low-, low-, and moderate-income units.
- H1.2 Discourage the conversion of residential uses to non-residential uses, unless there is a finding of clear public benefit and equivalent housing can be provided for those who would be displaced by the proposed conversion.
- H1.3 Maintain housing supply and reduce the loss of life and property caused by earthquakes by encouraging structural strengthening and hazard mitigation in all housing types.
- H1.5 Continue to regulate condominium conversions in accordance with Chapter 19.45 of the Zoning Ordinance.

XIV. 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 public services:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Potentially Significant With Mitigation Incorporated</i> | <i>Less-Than-Significant Impact</i> | <i>No Impact</i> |
|-----------------------|---------------------------------------|---|-------------------------------------|------------------|
| a. Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| b. Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| c. Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| d. Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |

Discussion: The Housing Element will not, in and of itself, result in environmental impacts associated with the construction of new or additional facilities, needed as a result of reduced public service performance objectives. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential public services-related impacts 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.

a: Adoption of the 2015-2023 Housing Element would not impact police protection services in a way that would require the construction or modification of public facilities. The General Plan EIR identifies the impact of development within the parameters of the General Plan with regard to fire protection to be mitigated to a less than Significant level with the following mitigating policies: PS2.1, PS2.2, PS2.3, PS2.4, PS2.5, PS2.6, PS2.7, PS2.8, PS2.9., PS2.10, PS2.11, PS2.12, H1.17, H1.18, H1.19, and H2.1.

b: Adoption of the 2015-2023 Housing Element would not impact police protection services in a way that would require the construction or modification of public facilities. The General Plan EIR identifies the impact of development within the parameters of the General Plan with regard to police services to be mitigated to a Less than Significant level with the following mitigating policies: LU4.6, CED 2.4, PS1.7, PS1.1, PS1.2, PS1.3, PS1.4, PS2.1, PS3.1, and PS5.3.

c: 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 ensure. However, State law does not require developers to provide for school sites within their developments. Any development project will be conditioned to pay current school impact fees in effect at the time of building permit issuance. The General Plan EIR identifies the impact of development within the parameters of the General Plan with regard to schools to be mitigated to a Less than Significant level with the following mitigating policies: CF1.8, PR1.6, and PS3.5. In addition, Section 15.3.3 of the SPASP EIR determines that impacts to public schools within the Specific Plan Area would be considered less-than-significant and no mitigation is required.

d: Park-related impacts also depend upon the location and intensity of a project. The purpose of park fees is to fund the design and construction of parks and park improvements required to mitigate the impact of new development. Any future residential development will be subject to applicable park improvement fees in effect at the time of building permit issuance. The General Plan EIR identifies the impact of development within the parameters of the General Plan with regard to parks to be mitigated to a less than Significant level with the following mitigating policies: PR1.1, PR1.2, PR1.3, PR1.4, PR1.5, PR1.6, PR1.7, PR1.8, PR1.9, PR1.10, PR1.11, PR1.12, PR1.14, PR2.1, PR2.2, and PR2.3. In addition, Section 15.3.3 of the SPASP EIR determines that impacts on parks and recreation facilities within the Specific Plan Area would be considered less-than-significant and no mitigation is required.

XV. RECREATION

Would the project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Potentially Significant With Mitigation Incorporated</i> | <i>Less-Than-Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|---|-------------------------------------|------------------|
| a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |

Discussion:

a and b:

The Housing Element is a policy document consistent with the General Plan and San Pablo Avenue Specific Plan (SPASP). The Housing Element identifies sites designated for residential development. The anticipated development capacity was previously evaluated for potential environmental impacts in the General Plan EIR and SPASP EIR. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to parks or recreational facilities. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential recreation-related impacts 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.

The General Plan EIR identifies the impact of development within the parameters of the General Plan with regard to recreation to be mitigated to a less than Significant level with the following mitigating policies: PR1.1, PR1.2, PR1.3, PR1.4, PR1.5, PR1.6, PR1.7, PR1.8, PR1.9, PR1.11, PR1.12.

XVI. TRANSPORTATION AND CIRCULATION

Would the project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Potentially Significant With Mitigation Incorporated</i> | <i>Less-Than-Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|---|-------------------------------------|--------------------------|
| a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| d. Substantially increase hazards due to a 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"/> |
| e. Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |

Discussion: The Housing Element is a policy document consistent with the General Plan and San Pablo Avenue Specific Plan (SPASP). The Housing Element identifies sites designated for residential development. The anticipated development capacity was previously evaluated for potential environmental impacts in the General Plan EIR and SPASP EIR. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to traffic load or capacity, levels of service, air traffic patterns, or adopted policies relating to alternative transportation, and would not increase hazards due to design features or result in poor emergency access. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential traffic-related impacts 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.

a-b: The project will have no adverse affect, such as substantial increase in traffic or traffic in excess of an established level of service standard, because the project will generate no new vehicular traffic.

c. The Housing Element will have no effect upon air traffic patterns, as the amount of housing growth contemplated by the City's General Plan will not result in changes to patterns of air traffic. Nor will the Housing Element involve locational changes that result in safety risks, because the plan does not address specific development proposals.

d. Normal City review procedures address conformance with safety standards, reducing potential impact to a less-than-significant level.

e. The General Plan EIR identifies the impact of development within the parameters of the General Plan with regard to emergency access to be mitigated to a less than significant level with the following mitigating policies: Policy PS2.11, PS2.12.

f: The General Plan EIR identifies the impact of development within the parameters of the General Plan with regard to parking capacity to be mitigated to a less than Significant level with the following mitigating policies: T4.1, T4.2, T4.3, and T4.4.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Potentially Significant With Mitigation Incorporated</i> | <i>Less-Than-Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|---|-------------------------------------|------------------|
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| g. Comply with federal, State, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |

Discussion: The Housing Element is a policy document consistent with the General Plan and San Pablo Avenue Specific Plan (SPASP). The Housing Element identifies sites designated for residential development. The anticipated development capacity was previously evaluated for potential environmental impacts in the General Plan EIR and SPASP EIR. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The Housing Element will not, in and of itself, result in impacts to public utilities service for communication, water, sewer, solid waste disposal, and storm drainage. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential utilities-related impacts 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.

a: The General Plan EIR identifies the impact of development within the parameters of the General Plan with regard to wastewater treatment requirements to be mitigated to a less than significant level with the following mitigating policies: GM5.1, GM5.2, GM5.3, GM5.4, PS2.8, and PS3.5.

b: The General Plan EIR identifies the impact of development within the parameters of the General Plan with regard to wastewater treatment facilities to be mitigated to a less than significant level with the following mitigating policies: GM5.1, GM5.2, GM5.3, GM5.4, and PS3.5

c: The General Plan EIR identifies the impact of development within the parameters of the General Plan with regard to new stormwater drainage facilities to be mitigated to a less than significant level with the following mitigating policies: S4.1, PR2.3, PS4.1, R1.6, R1.7, R1.8, R1.9, H1.14, and H1.15.

d: The General Plan EIR identifies the impact of development within the parameters of the General Plan with regard to water supplies to be mitigated to a less than significant level with the following mitigating policies: GM5.1, GM5.2, GM5.3, GM5.4, PS2.8, and PS3.5

e: The General Plan EIR identifies the impact of development within the parameters of the General Plan with regard to adequate capacity to provide wastewater treatment to be mitigated to a less than significant level with the following mitigating policies: GM5.1, GM5.2, GM5.3, GM5.4, and PS3.5.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Potentially Significant Mitigation Incorporated</i> | <i>With</i> | <i>Less-Than-Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|--------------------------|-------------------------------------|------------------|
| a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |
| c. 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 type="checkbox"/> | ✘ |
| d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | ✘ |

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. The Housing Element is a policy document consistent with the General Plan and San Pablo Avenue Specific Plan (SPASP). The Housing Element identifies sites designated for residential development. The anticipated development capacity was previously evaluated for potential environmental impacts in the General Plan EIR and SPASP EIR. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

G DISCUSSION OF ENVIRONMENTAL EVALUATION

The project provides substantial benefits, including environmental benefits, to the community. Following are discussions of the project’s environmental benefits.

Environmental benefits: Adoption of the Housing Element is part of the ongoing planning process for orderly, rational development of the community. As such, the Housing Element does not have specific environmental benefits, but will result in beneficial effects of contributing to environmentally beneficial aspects of the General Plan, such as establishing policy and programs “to assure that future development responds to neighborhood character, site features, environmental constraints and the availability of public services and adequate roadway capacity” (General Plan EIR, page 5-1). The General Plan will also “allow the development of additional housing, including affordable housing, which could have a beneficial impact of increasing affordable housing opportunities and

creating an environment where housing is combined successfully with office, retail and transit uses. The policies in the Draft Plan would reduce potential impacts related to population growth, and concentration to a less than significant level..." (General Plan EIR, page 5-1).

Potential Adverse Impacts: The project will not have any potentially significant adverse impacts. The Housing Element does not control density or location of development. As discussed in the project description, the Housing Element must be consistent with the other General Plan elements. As required by State law, the Housing Element addresses internal consistency of the General Plan. The 2014-2022 RHNA, prepared by ABAG, assigns El Cerrito a need for 398 housing units, including 100 very low-income units, 63 low-income units, 69 moderate-income units, and 166 above moderate-income units. The City has ample capacity to accommodate these units as demonstrated by the site inventory found in Appendix A of the Housing Element. New housing that is at various stages of planning, approval, and construction will offer 251 units that will count towards meeting the City's RHNA in the 2014-2022 period. Vacant and underutilized sites can accommodate an additional 946 units. After accounting for capacity from units under construction, approved projects, and potential sites, El Cerrito has a surplus of 810 lower-income units, 25 above moderate-income units, and 796 total units. There is a deficit of 39 moderate-income units, but this need is covered by the surplus in the lower-income categories. As a policy and action document, the Housing Element is consistent with the rest of the General Plan adopted in 1999 and with the San Pablo Avenue Specific Plan adopted in 2014. The General Plan EIR prepared for the 1999 General Plan Update is relied upon for its identification of mitigation measures applicable to the General Plan as a whole, which are referenced in the General Plan Final EIR, pages 2-2 through 2-10. The SPASP amends the City's General Plan for the Specific Plan Area and the SPASP EIR supersedes the 1999 General Plan EIR within the Specific Plan Area and is relied upon for its identification of mitigation measures associated with development within the Specific Plan Area, which are referenced in the SPASP EIR, pages 2-4 through 2-31.

H POTENTIALLY SIGNIFICANT IMPACTS

There are no potentially significant impacts as a result of this project.

I MITIGATION OF POTENTIALLY SIGNIFICANT IMPACTS

No mitigation measures are proposed to be adopted with the Negative Declaration for the City of El Cerrito General Plan Housing Element.

J REFERENCES

City of El Cerrito General Plan, 1999

City of El Cerrito General Plan Final EIR, 1999

San Pablo Avenue Specific Plan, 2014

San Pablo Avenue Specific Plan EIR, 2014

El Cerrito Climate Action Plan, 2013

K EXHIBITS

Draft 2015-2023 El Cerrito Housing Element