

3.0 ENVIRONMENTAL CHECKLIST AND ANALYSIS

This section contains the Initial Study that was completed for the proposed Project in accordance with the requirements of the California Environmental Quality Act (CEQA). The Initial Study identifies site-specific conditions and impacts, evaluates their potential significance, and discusses ways to avoid or lessen impacts that are potentially significant. The information, analysis and conclusions included in this Initial Study provide the basis for determining the appropriate document needed to comply with CEQA. For the Project, based on the analysis and information contained herein, the California State Lands Commission (CSLC), as CEQA lead agency, has found that there is substantial evidence that the Project may have a significant effect on the environment but revisions to the Project would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur. As a result, the CSLC has concluded that this Mitigated Negative Declaration (MND) is the appropriate CEQA document for the Project.

The evaluation of environmental impacts provided in this MND is based in part on the impact questions contained in Appendix G of the State CEQA Guidelines; these questions, which are included in an impact assessment matrix for each environmental category (Aesthetics, Agriculture and Forest Resources, Air Quality, Biological Resources, Cultural Resources, etc.), are “intended to encourage thoughtful assessment of impacts.” Each question is followed by a check-marked box with column headings that are defined below.

- **Potentially Significant Impact.** This column has been checked if there is substantial evidence that a Project-related environmental effect may be significant. If there are one or more “Potentially Significant Impacts,” a Project Environmental Impact Report (EIR) would be prepared.
- **Less than Significant with Mitigation.** This column has been checked when the Project may result in a significant environmental impact, but the incorporation of identified Project revisions or mitigation measures would reduce the identified effect(s) to a less than significant level.
- **Less than Significant Impact.** This column has been checked when the Project would not result in any significant effects. The Project’s impact is less than significant even without the incorporation of Project-specific mitigation measures.
- **No Impact.** This column has been checked when the Project would not result in any impact in the category or the category does not apply.

The environmental factors checked below would be potentially affected by this Project; a checked box indicates that at least one impact would be a “Potentially Significant Impact” except that the Applicant has agreed to Project revisions, including the

1 implementation of mitigation measures, that reduce the impact to “Less than Significant
2 with Mitigation.”

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forest Resources	<input checked="" type="checkbox"/> Air Quality/Greenhouse Gas Emissions
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology and Soils
<input checked="" type="checkbox"/> Hazards and Hazardous Materials	<input checked="" type="checkbox"/> Hydrology and Water Quality	<input type="checkbox"/> Land Use and Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population and Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input checked="" type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Utilities and Service Systems	<input type="checkbox"/> Mandatory Findings of Significance	

3 Detailed descriptions and analyses of impacts from Project activities and the basis for
4 their significance determinations are provided for each environmental factor on the
5 following pages, beginning with Section 3.1, Aesthetics. Relevant laws, regulations, and
6 policies potentially applicable to the Project are listed in the Regulatory Setting for each
7 environmental factor analyzed in this MND.

8 **AGENCY DETERMINATION**

9 Based on the environmental impact analysis provided by 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 project proponent. 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.



10 _____
11 Signature
12 Cynthia Herzog, Senior Environmental Scientist
13 Division of Environmental Planning and Management
California State Lands Commission

11/14/13

Date