

### 3.0 ENVIRONMENTAL CHECKLIST AND ANALYSIS

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

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

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

34 The environmental factors checked below would be potentially affected by this Project;  
35 a checked box indicates that at least one impact would be a “Potentially Significant  
36 Impact” except that the Applicant has agreed to Project revisions, including the  
37 implementation of mitigation measures, that reduce the impact to “Less than Significant  
38 with Mitigation.”

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forest Resources	<input type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology and Soils
<input type="checkbox"/> Greenhouse Gas Emissions	<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 type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Utilities and Service Systems	
<input type="checkbox"/> Mandatory Findings of Significance		
<input type="checkbox"/> Other Major Areas of Concern: Environmental Justice		

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

6 **AGENCY DETERMINATION**

7 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.

*Holly Wyer*

June 18, 2014

Signature

Date

Holly Wyer, Environmental Scientist  
 Division of Environmental Planning and Management  
 California State Lands Commission