

Department of Conservation & Development

Contra Costa County

Catherine O. Kutsuris
Director

Aruna Bhat
Deputy Director
Community Development Division

Community Development Division

County Administration Building
651 Pine Street
North Wing, Fourth Floor
Martinez, CA 94553-1229



Phone: (925) 335-1208

DATE: March 17, 2010

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Department of Conservation & Development of Contra Costa County has prepared an Initial Study to assess the potential environmental impacts of the following project:

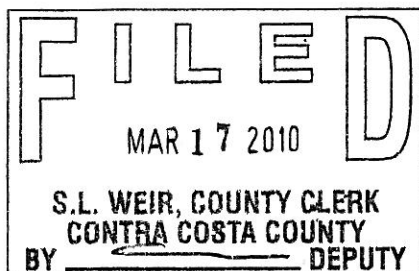
TOM FASANARO (Applicant & Owner), County File #RZ09-3209: A request to rezone a 33.0-acre parcel from A-4 Agricultural Preserve District to A-2 General Agricultural District. The subject property is addressed #129 Rancho de la Rosa Road, in the Martinez/Alhambra Valley area. (Zoning: A-4) (Zoning Atlas: J-10, J-11) (Census Tract: 3560.02) (General Plan: Agricultural Lands) (Assessor Parcel Number: 365-040-016)

The County has determined that the proposed project will not result in significant environmental impacts and has therefore prepared a Negative Declaration pursuant to California Code of Regulations Section 15070.

A copy of the Negative Declaration, Initial Study, and all documents referenced therein may be reviewed in the offices of the Department of Conservation & Development located at the McBrien Administration Building, 651 Pine Street, 2nd Floor – North Wing, Martinez, during normal business hours.

Public Comment Period – The period for accepting comments on the adequacy of the environmental document extends to **5:00 P.M., Wednesday, April 7, 2010**. It is preferable that comments be in writing. Written comments must be submitted to the following address:

Department of Conservation & Development
Community Development Division
651 Pine Street, 4th Floor – North Wing
Martinez, CA 94553
Attn: William Nelson



(over)

It is anticipated that the proposed Negative Declaration will be considered for adoption at a meeting of the County Planning Commission on Tuesday, April 27, 2010. The anticipated site of the hearing is Room 107 of the McBrien Administration Building, 651 Pine Street (intersection of Pine and Escobar Streets), Martinez, California. It is expected that that the Planning Commission will conduct a hearing on the proposed project at the same meeting.

If you have any questions regarding this notice or the proposed project, please do not hesitate to contact me at (925) 335-1208 or william.nelson@dcd.cccounty.us.

Sincerely,

A handwritten signature in black ink, appearing to read 'William R. Nelson', written over a horizontal line.

William R. Nelson
Senior Planner

cc: County Clerk's Office (3 copies)

**California Environmental Quality Act
Environmental Checklist Form**

1. Project Title: Fasano Rezone
County File #RZ09-3209
2. Lead Agency Name and Address: Contra Costa County
Department of Conservation & Development
Community Development Division
651 Pine Street, 4th Floor – North Wing
Martinez, CA 94553
3. Contact Person and Phone Number: William R. Nelson, Senior Planner, (925) 335-1208
4. Project Location: 129 Rancho de la Rosa Road
Martinez, CA 94553
APN: 365-040-016
5. Project Sponsor's Name and Address: Tom Fasano (Applicant & Owner)
149 Pioneer Avenue
Walnut Creek, CA 94596
6. General Plan Land Use Designation: Agricultural Lands (AL). This land use designation allows a density of 0.2 units per net acre and includes most of the privately owned rural lands in the County, excluding private lands that are composed of prime soils or lands that are located in or near the Delta. Most of the land designated AL is in hilly portions of the County and is used for grazing livestock or dry grain farming.
7. Zoning: A-4 Agricultural Preserve District. This zoning district requires a 40-acre minimum parcel size for non-prime agricultural land and a 10-acre minimum parcel size for prime agricultural land. This district is intended to provide areas primarily for the commercial production of food and fiber and other compatible uses consistent with the intent and purpose of the Land Conservation Act of 1965, also known as the Williamson Act.
8. Setting, Site Description & Surrounding Land Uses: The subject site is a 33.0-acre rectangular parcel located in a rural area west/southwest of the City of Martinez, within the Briones Hills Agricultural Preservation Area. Parcels in the vicinity range in size from less than 1-acre to over 100-acres and tend to be vacant or developed with agricultural and/or residential uses. The site is surrounded by properties zoned A-4 and A-2 General Agricultural District. Other agricultural zoning districts in the area include A-20 Exclusive Agricultural District and A-80 Exclusive Agricultural District. The nearest non-agricultural development is a single-family subdivision located approximately 0.7-miles due east. The area is characterized by steep terrain and large groupings of mature trees. These features combine with limited access to restrict much of the site's development potential and suitable building locations are few.
9. Project Description: The A-4 District is a unique zoning district that applies to properties covered by a Williamson Act contract. In 1980 the subject site was rezoned from A-2 to A-4 because it was under a Williamson Act contract. The applicant proposes to rezone the site from A-4 back to A-2 because of the contract's termination. No physical development or site modifications are proposed, and the project applicant has not indicated that the proposed rezoning is a precursor to future development.

The A-4 zone requires a minimum parcel size of 40 acres for non-prime agricultural land like the subject property, while the A-2 District requires a 5-acre minimum parcel size. As the subject site is 33 acres, rezoning to A-2 would rectify the current non-compliance with zoning requirements.

The primary land uses in the A-2 District are general farming, horticulture, floriculture, nurseries and greenhouses, dairying, livestock production and other compatible uses. The A-2 zoning also allows some uses by right, such as granaries, fruit and vegetable packing plants, and cold storage plants that are somewhat industrial in nature and more intensive than the uses allowed by right in the A-4 District. However, the subject property's unfavorable location (it is not in the vicinity of large-scale crop production), varied topography, limited building sites, lack of water and sewer connections, and limited access (one rural road accesses the property and it is not proximate to a major road, highway, or rail line) make it an unrealistic candidate for development of those types of land uses. Additional uses might be established in the A-2 District upon approval of land use permits, but each land use permit would be subject to its own California Environmental Quality Act (CEQA) review. For that reason, establishment of uses requiring issuance of a land use permit is not considered in this Initial Study. Ultimately, it is most reasonable to expect for the property to be developed with the low-intensity agricultural uses permitted in both the A-2 and A-4 districts, along with a single-family residence and its appurtenant uses.

10. Other Public Agencies Whose Approval is Required (e.g. permits, financing, approval or participation agreement): None; rezoning is a legislative act under the sole purview of the County Board of Supervisors.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

☒ None of the above

DETERMINATION

On the basis of this Initial Study:

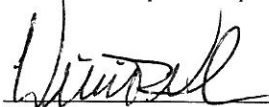
☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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

☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.



Signature

William R. Nelson

Senior Planner

Contra Costa County Department of Conservation & Development

3/17/10

Date

SOURCES

In the process of preparing the Initial Study Checklist and conducting the evaluation, the following references, which are available for review either online or at the Contra Costa County Department of Conservation & Development, 651 Pine Street 2nd Floor-North Wing, Martinez, were consulted:

1. Application to rezone the subject site from A-4 to A-2, received by Contra Costa County on February 5, 2009.
2. Contra Costa County General Plan 2005-2020
3. Contra Costa County Code – Title 8 Zoning Ordinance
4. Contra Costa County Geographic Information System
5. Contra Costa County Land Information System
6. *Contra Costa County Important Farmland Map 2008* prepared by the California Department of Conservation
7. Public Resources Code section 12220(g)
8. Public Resources Code section 4526
9. Government Code section 51104(g)
10. California Environmental Quality Act (CEQA) as amended January 1, 2010, and CEQA Guidelines amended as of December 15, 2009
11. Bay Area Air Quality Management District CEQA Guidelines dated December 1999.
12. Bay Area Air Quality Management District proposed Thresholds of Significance for Greenhouse Gas Emissions dated December 7, 2009
13. California Department of Toxic Substances Control website
14. Association of Bay Area Governments Geographic Information Systems, Hazard Maps – Wildland Urban Interface Fire Threat
15. Federal Emergency Management Agency Flood Insurance Rate Map – Panel 0275
16. Association of Bay Area Governments Geographic Information Systems, Hazard Maps – Dam Failure Inundation Areas
17. Minor subdivision application, County File #MS86-33
18. Contra Costa County Code – Title 4 Health and Safety

EVALUATION OF ENVIRONMENTAL IMPACTS

I. AESTHETICS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista? (Sources: 1, 2)	_____	_____	_____	✓
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1, 2)	_____	_____	_____	✓
c. Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 1)	_____	_____	_____	✓
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? (Source: 1)	_____	_____	_____	✓

Summary a-d: The subject site is located within a County-designated scenic ridge. The applicant proposes to rezone the site and has not proposed physical development. As explained in the project description above, the physical characteristics of the site all but preclude development of anything other than low-intensity agricultural uses along with a single-family residence and its appurtenant uses. Without a proposal for a specific land use, any assumption of significant visual impact would be purely speculative. The act of rezoning by itself would not impact trees, rock outcroppings, or other scenic resources, and would not introduce substantial light or glare to the area.

Impact: None

II. AGRICULTURE & 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 (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agricultural and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection and state's inventory of forest land, including the Forest and Range Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 6)	_____	_____	_____	✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract? (Sources: 3, 5)	_____	_____	_____	✓

- | | | | | |
|--|-------|-------|-------|--------|
| 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)? (Sources: 1, 3, 7, 8, 9) | _____ | _____ | _____ | _____✓ |
| d. Result in the loss of forest land or conversion of forest land to non-forest use? (Sources: 1, 3, 7, 8) | _____ | _____ | _____ | _____✓ |
| 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? (Sources: 1, 3) | _____ | _____ | _____ | _____✓ |

Summary a: The 2008 Contra Costa County Important Farmland Map designates the subject property as Grazing Land. Thus, there would be no impact to farmland designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

Summary b: The property's Williamson Act contract has been terminated. Therefore, no conflict with a Williamson Act contract would occur. The proposed project is to rezone from one agricultural zone to another, which clearly would not conflict with zoning for agricultural use.

Summary c-d: The site may qualify as forest land under Public Resources Code section 12220(g) and timberland under Public Resources Code 4526. The site is not zoned Timberland Production.

No physical changes are proposed that would directly impact the forest/timber resources onsite. Rezoning the site from A-4 to A-2 would not increase the likelihood of conversion of forest land to non-forest use because the uses that could realistically be established in the two zones are substantially similar.

Summary e: No physical development is proposed and the proposed A-2 District allows for a wide range of agricultural uses. No changes to the existing environment would occur that could result in the conversion of farmland to non-agricultural uses.

Impact: None

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:

- | | Potentially
Significant
Impact | Less Than
Significant
With
Mitigation
Incorporated | Less Than
Significant
Impact | No Impact |
|---|--------------------------------------|--|------------------------------------|-----------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 1, 11) | _____ | _____ | _____ | _____✓ |
| b. Violate any air quality standard or contribute to an existing or projected air quality violation? (Sources: 1, 11) | _____ | _____ | _____ | _____✓ |

- | | | | | |
|---|-------|-------|-------------|-------------|
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 1, 11) | _____ | _____ | _____✓_____ | _____ |
| d. Expose sensitive receptors to substantial pollutant concentrations? (Sources: 1, 4, 11) | _____ | _____ | _____ | _____✓_____ |
| e. Create objectionable odors affecting a substantial number of people? (Sources: 1, 11) | _____ | _____ | _____ | _____✓_____ |

Bay Area Air Quality Management District CEQA Guidelines

Management of air quality in the San Francisco Bay Area Air Basin is the responsibility of the Bay Area Air Quality Management District (BAAQMD). The BAAQMD is responsible for bringing and/or maintaining air quality in the Basin within federal and state air quality standards. Specifically, the BAAQMD has the responsibility to monitor ambient air pollutant levels throughout the Basin and to develop and implement attainment strategies to ensure that future emissions would be within federal and state standards.

In April 1996 the BAAQMD prepared its *BAAQMD CEQA Guidelines* as a guidance document to provide lead government agencies, consultants, and project proponents with uniform procedures for assessing air quality impacts and preparing the air quality sections of environmental documents for projects subject to CEQA. The *Guidelines* were revised by the BAAQMD in December 1999 and another revision is currently under review. This document describes the criteria that the BAAQMD uses when reviewing and commenting on the adequacy of environmental documents. The *Guidelines* recommend thresholds for use in determining whether projects would have significant adverse environmental impacts, identify methodologies for predicting project emissions and impacts, and identify measures that can be used to avoid or reduce air quality impacts. This Initial Study section was prepared in accordance with the principles outlined in the *Guidelines*.

Criteria Pollutants

Both the USEPA and CARB have established ambient air quality standards for what are called "criteria pollutants." Major criteria pollutants are carbon monoxide (CO), nitrogen dioxide (NO_x), particulate matter (PM_{2.5} / PM₁₀), ozone (O₃), and sulfur dioxide (SO_x). The federal and state ambient standards were developed independently with differing purposes and methods, although both processes attempt to avoid health-related effects of pollution. As a result, the federal and state standards differ in some cases. In general, the California state standards are more stringent.

The federal Clean Air Act and the California Clean Air Act of 1988 require that CARB, based on air quality monitoring data, designate as "non-attainment areas" those portions of the state where the federal or state ambient air quality standards are not met. Because there are differences between the national and state standards, the designation of non-attainment areas is different under the federal and state legislation. The USEPA has classified the San Francisco Bay Area as a non-attainment area for the federal 8-hour ozone standard. The Bay Area was designated as unclassifiable/attainment for the federal particulate matter (PM_{2.5} and PM₁₀) standards. Under the California Clean Air Act, Contra Costa County is a non-attainment area for ozone/ozone precursors

and particulate matter (PM_{2.5} and PM₁₀). The County is either in attainment or is unclassified for other pollutants.

Toxic Air Contaminants

Toxic Air Contaminants (TACs) are a group of pollutants of concern in addition to the criteria pollutants discussed above. There are many different types of TACs, with varying degrees of toxicity. Sources of TACs include industrial processes such as petroleum refining and chrome plating operations, commercial operations such as gasoline stations and dry cleaners, and motor vehicle exhaust. Cars and trucks release at least 40 different TACs. The most important, in terms of health risk, are diesel particulate, benzene, formaldehyde, 1,3-butadiene, and acetaldehyde. Public exposure to TACs can result from emissions from normal operations, as well as accidental releases. Adverse health effects of TACs include cancer, birth defects, neurological damage, and death.

Summary a-c: The Bay Area 2001 Ozone Attainment Plan is currently the applicable federal air quality plan for the region. The Plan was prepared by the BAAQMD, with cooperation from the Metropolitan Transportation Commission (MTC), and the Association of Bay Area Governments (ABAG). This plan was a revision to the Bay Area portion of California's plan (the State Implementation Plan) to achieve the national ozone standard. The Plan was approved by the California Air Resources Board (CARB) and on November 30, 2001, CARB submitted the Plan to the U.S. Environmental Protection Agency (USEPA). The USEPA is currently reviewing the Plan.

The BAAQMD, in cooperation with the MTC and ABAG, has also prepared the Bay Area 2005 Ozone Strategy. The Ozone Strategy is a roadmap showing how the San Francisco Bay Area will achieve compliance with the State one-hour air quality standard for ozone as expeditiously as practicable and how the region will reduce transport of ozone and ozone precursors to neighboring air basins.

The proposed project is a rezone from one agricultural zoning district to another. As explained in Section I above, while the A-2 District allows certain land uses that are more intense than the uses allowed in the A-4 District, the likelihood of those uses being developed is extremely low because of the subject property's unfavorable location, varied topography, limited building sites, and limited access. It is far more reasonable to expect that the property will be developed with the low-intensity residential and agricultural land uses permitted by both zoning districts.

Even if the property were eventually developed with some of the more intense uses allowed in the A-2 District, it is extremely unlikely that emissions would result in significant impacts. Table 6 of the *BAAQMD CEQA Guidelines* lists projects likely to generate potentially significant emissions of NO_x. Such projects include single-family residential developments of 320 units, supermarkets of 24,000 square feet, office parks of 210,000 square feet, and hotels containing 460 rooms. While Table 6 addresses only one of the criteria pollutants, the *Guidelines* state that Table 6 may be used to screen projects to determine the likelihood that the significance thresholds might be exceeded. Table 6 lists development types that would be expected to generate hundreds of trips per day. As nothing of that scale could reasonably be expected to be developed at the subject property, the County has determined that even in the worst-case scenario, the proposed rezone would not lead to production of significant amounts of criteria pollutants or TACs, and thus the individual impact on air quality would be less-than-significant.

The *Guidelines* state that if a project will not have a significant individual impact and it is consistent with the local land use agency's general plan (i.e., does not require a general plan amendment), and the general plan is consistent with the applicable Clean Air Plan, then the project

will not have a significant cumulative impact. All of these criteria are met for the proposed project, and thus the project would have a less-than-significant cumulative impact on air quality.

Summary d: Residences on nearby properties are the only sensitive receptors in the area. Agricultural land uses can generate pollutants, such as airborne pesticides. However, since the proposal is to change the zoning from one agricultural zoning district to another, the potential for a substantial increase in pollutant concentrations is negligible.

Summary e: Agricultural land uses routinely generate objectionable odors. However, since the proposal is to change the zoning from one agricultural zoning district to another, the potential for a substantial increase in objectionable odors is negligible.

Impact: Less than significant

IV. BIOLOGICAL RESOURCES – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Dept. of Fish and Game or U.S. Fish & Wildlife Service? (Sources: 1, 3)	_____	_____	_____	_____✓_____
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Dept. of Fish and Game or U.S. Fish & Wildlife Service? (Sources: 1, 3)	_____	_____	_____	_____✓_____
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? (Sources: 1, 3)	_____	_____	_____	_____✓_____
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	_____	_____	_____	_____✓_____
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance? (Sources: 1, 3)	_____	_____	_____	_____✓_____
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local,				

regional or state habitat conservation plan?
(Sources: 1, 4)

✓

Summary a-e: As explained in the project description above, no development or other physical changes to the site are proposed and the uses that could realistically be established under the proposed A-2 zoning are substantially similar to the uses that can be established under the existing A-4 zoning. Therefore, rezoning the site poses no realistic additional threat to biological resources.

Summary f: No Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or state habitat conservation plan has been approved or adopted for the project site or its vicinity.

Impact: None

V. **CULTURAL RESOURCES** – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? (Sources: 1, 10)	_____	_____	_____	✓
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? (Sources: 1, 10)	_____	_____	_____	✓
c. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature? (Source: 1)	_____	_____	_____	✓
d. Disturb any human remains, including those interred outside of formal cemeteries? (Source: 1)	_____	_____	_____	✓

Summary a: CEQA Guidelines Section 15064.5 defines historical resources as follows:

"a) For purposes of this section, the term "historical resources" shall include the following:

- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4850 et seq.).*
- (2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.*
- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light*

of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852) including the following:

- (A) *Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;*
- (B) *Is associated with the lives of persons important in our past;*
- (C) *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or*
- (D) *Has yielded, or may be likely to yield, information important in prehistory or history."*

No historical resources are apparent onsite and no physical changes are proposed. Therefore, there would be no impact to historical resources as a result of the proposed rezoning.

Summary b-d: As no physical changes are proposed, there is no possibility of impacts to archaeological or paleontological resources, unique geologic features, or human remains.

Impact: None

VI. GEOLOGY AND SOILS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Sources: 1, 2)	_____	_____	_____	✓
2. Strong seismic ground shaking? (Sources: 1, 2)	_____	_____	_____	✓
3. Seismic-related ground failure, including liquefaction? (Sources: 1, 2)	_____	_____	_____	✓
4. Landslides? (Sources: 1, 2)	_____	_____	_____	✓
b. Result in substantial soil erosion or the loss of topsoil? (Source: 1)	_____	_____	_____	✓
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				

onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: 1, 2, 17)

_____ ✓

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1998), creating substantial risks to life or property? (Sources: 1, 2, 17)

_____ ✓

e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems where sewers are not available for the disposal of wastewater? (1, 17)

_____ ✓

Summary a 1-4: The subject site is not located on or near a known earthquake fault. According to the Estimated Seismic Ground Response map (Figure 10-4, County General Plan), the site has the lowest damage susceptibility. In addition, Figure 10-5 in the County General Plan shows that the site has generally low liquefaction potential. Changing the zoning from one agricultural district to another that is substantially similar in terms of the uses that could realistically be established would not expose people or structures to substantial adverse effects, including the risk of loss, injury, or death, involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, or landslides.

Summary b: No physical changes to the site are proposed. Therefore, no erosion or loss of topsoil would occur.

Summary c-d: Figure 10-4 in the *Safety Element* of the General Plan indicates that the site is underlain by bedrock. Unstable geologic units or soils are unlikely to be present.

Expansive soils shrink and swell as a result of moisture changes that can cause heaving and cracking of slabs-on-grade, pavements, and structures founded on shallow foundations. Expansive soils are an engineering issue, not a land use or feasibility issue. If expansive soils are present, damage resulting from volume changes can be reduced by placing slabs on select, granular fill and by use of rigid mat or post-tensioned slabs on specially prepared and moisture conditioned soils.

Condition of approval #2 of the subdivision that created the subject parcel (County File# MS86-33) requires submittal of a geotechnical report prior to issuance of any building permits at the site. Any adverse geologic conditions would be addressed at that time and would not be exacerbated by approval of the proposed rezone.

Summary e: As the subject parcel was created through the subdivision process, it is believed that the site is capable of supporting a septic system.

Impact: None

VII. GREENHOUSE GAS EMISSIONS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Sources: 1, 3, 12)	_____	_____	_____ ✓	_____

- b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Sources: 1, 3, 12)

_____ ✓ _____

Summary a-b: The BAAQMD has developed significance thresholds for greenhouse gas emissions as well as screening criteria to assist local agencies in determining whether a project could potentially exceed those thresholds. The screening criteria do not include agricultural uses, but indicate that single-family residential development of 56 units or more, general light industrial development of 72 acres or more, and general office development of 53,000 square feet or more would be expected to generate significant greenhouse gas emissions. A-2 zoning is more intensive than A-4 zoning, but the site, because of its physical constraints, could not be developed at a level approaching the intensity of the aforementioned development types. Therefore, at worst, the impact of the proposed rezone would be less than significant.

Impact: Less than significant

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? (Sources: 1, 3)	_____	_____	_____	_____ ✓ _____
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 1, 3)	_____	_____	_____	_____ ✓ _____
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school? (Sources: 1, 3, 4)	_____	_____	_____	_____ ✓ _____
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65862.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 13)	_____	_____	_____	_____ ✓ _____
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? (Source: 4)	_____	_____	_____	_____ ✓ _____
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? (Source: 4)	_____	_____	_____	✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 1, 2, 3)	_____	_____	_____	✓
h. Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? (Sources: 1, 2, 14)	_____	_____	✓	_____

Summary a-b: No new land uses are proposed that would routinely handle hazardous materials. Therefore, rezoning the site would not create a significant hazard to the public or the environment due to the routine transport, storage, use, or disposal of hazardous materials.

Summary c: The subject site is not located within one-quarter mile of an existing or proposed school.

Summary d: The Department of Toxic Substances Control (DTSC) provides an annually updated list of hazardous materials sites pursuant to Government Code Section 65962.5. This list, known as the "Cortese List," identifies thirty-eight hazardous materials sites within Contra Costa County. According to the list, the subject site is not on or located near any such site.

Summary e-f: The subject site is not located within two miles of a public airport or within the vicinity of a private airstrip. The site is not located within an area covered by an airport land use plan.

Summary g: The proposed project calls for a change from one agricultural zone to another that is substantially similar in terms of the uses that could realistically be established. As no physical development or substantial change in use is proposed, there would be no interference with implementation of an emergency response or evacuation plan.

Summary h: Figure 10-10 in the Safety Element of the County General Plan indicates that the subject site is within a "moderate fire hazard area." Approval of the proposed rezone would not change the site's physical characteristics as they pertain to fire hazards, and would not result in substantial intensification of land use. Any future development must meet the requirements of the local fire district.

Impact: Less than significant

IX. HYDROLOGY AND WATER QUALITY – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements? (Sources: 1, 3)	_____	_____	_____	✓
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 (e.g., 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)? (Sources: 1, 3, 18)	_____	_____	_____	_____✓
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 that would result in substantial erosion or siltation on- or off-site? (Source: 1)	_____	_____	_____	_____✓
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 run-off in a manner that would result in flooding on- or off-site? (Source: 1)	_____	_____	_____	_____✓
e. Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? (Sources: 1, 3)	_____	_____	_____✓	_____
f. Otherwise substantially degrade water quality? (Sources: 1, 3)	_____	_____	_____✓	_____
g. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 15)	_____	_____	_____	_____✓
h. Place within a 100-year flood hazard area structures that would impede or redirect flood flows? (Source: 15)	_____	_____	_____	_____✓
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? (Source: 16)	_____	_____	_____	_____✓
j. Be subject to inundation by seiche, tsunami or mudflow? (Sources: 1, 3, 4)	_____	_____	_____	_____✓

Summary a: Approval of the proposed project would change the subject site's zoning from one agricultural district to another. As the uses allowed in the two districts are substantially similar, no element of this action would have the potential for violating water quality standards or discharge requirements. Therefore, no impact would occur.

Summary b: Establishment of the proposed zoning would not substantially interfere with groundwater recharge. The existence of sufficient groundwater supplies must be determined prior to development. Groundwater supplies would be verified and appropriately monitored by the County Health Services Department, Environmental Health Division.

Summary c-f: As no physical changes to the site are proposed, no alterations would occur to existing drainage patterns in the area and no additional runoff would be generated. As the land uses permitted

by the existing and proposed zoning districts are substantially similar, the project's potential to generate additional sources of polluted runoff or otherwise substantially degrade water quality would be negligible.

Summary g-h: The subject site is not located within a 100-year flood hazard area.

Summary i: No impact would occur because the subject site is not protected by levees or dams.

Summary j: Seiche and tsunami occur in larger bodies of water such as lakes and oceans. There is no threat to the subject site from seiche or tsunami because the types of water bodies where they occur do not exist in the vicinity. Any current threat to the site from mudflow would not be exacerbated by changing the zoning district from A-4 to A-2 because substantially similar uses could be established.

Impact: Less than significant

X. LAND USE AND PLANNING – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community? (Sources: 1, 3)	_____	_____	_____	✓
b. Conflict with any applicable land use plan, policy, or the regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1, 2, 3, 11, 12, 18)	_____	_____	_____	✓
c. Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: 4)	_____	_____	_____	✓

Summary a: The subject site in an area that is comprised mostly agricultural and residential uses. Rezoning the site from one agricultural district to another one that is similar clearly would not compromise the character of the area or lead to a physical division of the established community.

Summary b: Nothing in the record suggests that the proposed project would conflict with plans, policies, or regulations adopted for the purpose of mitigating environmental impacts. As explained throughout this Initial Study, implementation of the project would result only in a change from one agricultural zone to another that is similar in terms of the uses that could realistically be established. The proposed zoning is consistent with the General Plan land use designation.

Summary c: No Habitat Conservation Plan or Natural Community Conservation Plan has been approved or adopted for the subject site or its vicinity.

Impact: None

XI. MINERAL RESOURCES – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 2)	_____	_____	_____	✓
b. Result in the loss or availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Source: 2)	_____	_____	_____	✓

Summary a-b: According to the General plan, there are no mineral resources in the vicinity of the project site.

Impact: None

XII. NOISE – Would the project result in:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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? (Sources: 1, 2, 3)	_____	_____	_____	✓
b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? (Sources: 1, 3)	_____	_____	_____	✓
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 3)	_____	_____	_____	✓
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 3)	_____	_____	_____	✓
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? (Source: 4)	_____	_____	_____	✓
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? (Source: 4)	_____	_____	_____	✓

Summary a: The General Plan specifies the same noise standards for all agricultural uses. Therefore,

rezoning from one agricultural zone to another would not cause the standards to be exceeded.

Summary b-d: The existing noise environment would not change because no development is proposed and the uses allowed by the A-2 and A-4 zoning districts are substantially similar.

Summary e-f: The subject site is not located within two miles of a public airport or within the vicinity of a private airstrip. The site is not located within an area covered by an airport land use plan.

Impact: None

XIII. POPULATION AND HOUSING – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Sources: 1, 3)	_____	_____	✓	_____
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: 4)	_____	_____	_____	✓
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: 4)	_____	_____	_____	✓

Summary a: The proposed A-2 zoning permits construction of one single-family residence by right, whereas the existing A-4 zoning requires approval of a land use permit in order to establish a residence. A residential second unit could potentially be constructed in either zone through a separate ministerial process. Clearly, establishment of one residence and possibly one residential second unit on a legally created parcel would neither directly nor indirectly induce substantial population growth. Other uses permitted by the proposed zoning are agricultural in nature and clearly would not induce substantial population growth.

Summary b-c: The site is vacant and therefore rezoning it clearly would not result in displacement of existing housing or people.

Impact: Less than significant

XIV. PUBLIC SERVICES – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. 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?

1. Fire protection? (Sources: 1, 2)	_____	_____	_____	✓
2. Police protection? (Sources: 1, 2, 3)	_____	_____	✓	_____
3. Schools? (Sources: 1, 2, 3)	_____	_____	✓	_____
4. Parks? (Sources: 1, 2, 3)	_____	_____	✓	_____
5. Other public facilities? (Sources: 1, 3)	_____	_____	✓	_____

Summary a.1: The service standard for fire protection is based on distance. The General Plan states that new development must be located within 1.5 miles driving distance of a fire station or must be equipped with improvements, such as automatic sprinklers and in some cases water storage tanks, to enhance fire fighting capabilities. Rezoning the site would neither alter its distance to a fire station nor lessen the requirements for installation of fire suppression equipment.

Summary a.2-4: The service ratios for police protection, schools, and parks are based on population. As no substantial population growth would occur, there would be negligible, if any, impacts to these services.

Summary a.5: As the proposed rezoning would not result in substantial population growth, impacts to other public facilities such as hospitals and libraries would be insignificant.

Impact: Less than significant

XV. RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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? (Sources: 1, 3)	_____	_____	_____	✓
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? (Source: 1)	_____	_____	_____	✓

Summary a: As explained in Section XIII above, implementation of the proposed project would not induce substantial population growth. Therefore, use of parks and recreational facilities would not increase, and their deterioration would not be accelerated.

Summary b: The proposed project does not include a proposal for new recreational facilities, and because it would not induce population growth, would not necessitate the expansion of existing facilities.

Impact: No impact

XVI. TRANSPORTATION/TRAFFIC – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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? (Sources: 1, 2, 3)	_____	_____	_____	✓
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? (Sources: 1, 3)	_____	_____	_____	✓
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? (Source: 1)	_____	_____	_____	✓
d. Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? (Sources: 1, 3)	_____	_____	_____	✓
e. Result in inadequate emergency access? (Sources: 1, 17)	_____	_____	_____	✓
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? (Sources: 1, 2, 3, 4)	_____	_____	_____	✓

Summary a-b: As explained above, the project would not result in substantial population growth, no physical changes are proposed, and the uses allowed in the existing and proposed zoning districts are substantially similar. Therefore, there is no possibility that rezoning the site as proposed would impact the circulation system's performance or conflict with the county's congestion management programs and standards.

Summary c: The subject site is not in the vicinity of an airstrip or airport and changing the zoning designation as proposed clearly would not impact air traffic.

Summary d: Since no physical development is proposed, hazards would not increase due to a design feature. Because the uses that could realistically be established under the A-4 and A-2 zoning are

substantially similar, rezoning the site as proposed would not result in introduction of incompatible uses.

Summary e: Access to the site is gained via Rancho de la Rosa Road and this has been the planned access since the subject parcel was created by subdivision approval in the 1980s. Rezoning the site would not alter the planned access. If and when the site is developed, the access must be improved to comply with the fire district's standards for emergency access.

Summary g: The subject site is located in a rural area that is not served by public transit. Because of the area's rural character and low density, bicycle and pedestrian facilities, such as bike lanes and sidewalks, are not widely developed. As no physical changes are proposed and the proposed rezone would not result in a substantial change in uses at the subject site, there is no realistic possibility of the project conflicting with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise degrading the performance of such facilities.

Impact: No impact

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: 1, 3)	_____	_____	_____	_____✓_____
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? (Sources: 1, 5)	_____	_____	_____	_____✓_____
c. Require or result in the construction of new stormwater drainage facilities, the construction of which could cause significant environmental effects? (Source: 1)	_____	_____	_____	_____✓_____
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 1, 17, 18)	_____	_____	_____	_____✓_____
e. Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources: 1, 17, 18)	_____	_____	_____	_____✓_____
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's waste disposal needs? (Sources: 1, 3)	_____	_____	_____✓_____	_____
g. Comply with federal, state and local statutes and regulations related to solid waste? (Source: 3)	_____	_____	_____✓_____	_____

Summary a: No physical development is proposed and the uses allowed in the existing and proposed zoning districts are substantially similar. Additionally, the site does not and will not discharge into a facility regulated by the Regional Water Quality Control Board. Therefore, there is no possibility that changing the zoning from A-4 to A-2 would cause an exceedance of the Board's wastewater treatment requirements. Also see discussion in Section IX.a above.

Summary b: See Sections XVI.d and XVI.e below regarding water and wastewater facilities, respectively.

Summary c: The types of stormwater drainage facilities required at any site are dependent on the characteristics if the development proposed, not on the underlying zoning designation. Therefore, rezoning the site from A-4 to A-2 has effect on construction of stormwater drainage facilities. Also see discussion in Section IX.e above.

Summary d: There is no local supplier of potable water; a well would be required upon development of the site. Changing the site's zoning designation has no impact on the requirement for a well.

Summary e: There is no local wastewater treatment provider serving the site; a septic system would be required upon development of the site. Changing the site's zoning designation has no impact on the requirement for a septic system.

Summary f-g: Because the uses allowed by the existing and proposed zoning districts are substantially similar, implementation of the proposed project would not substantially alter the quantity or type of solid waste produced at the subject site. Landfills serving the County have sufficient permitted capacity to accept any waste generated at the site.

Impact: Less than significant

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish and 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?	_____	_____	_____✓_____	_____
b. Does the project have impacts that are individually limited, but are 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)?	_____	_____	_____	_____✓_____

- c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

_____ ✓

Summary a: As explained throughout this Initial Study, implementation of the proposed project would not result in serious degradation of the quality of the environment because no physical changes to the site are proposed and the uses that could realistically be established under the proposed A-2 agricultural zoning are substantially similar to the uses that could be established under the existing A-4 agricultural zoning. Based on the evidence in the record, the County finds that the project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal.

Summary b: No cumulative environmental impacts would result from implementation of the proposed project. As explained throughout this Initial Study, no physical changes to the site are proposed, and because of the site's physical characteristics, the uses that could realistically be established under the proposed A-2 agricultural zoning are substantially similar to the uses that could be established under the existing A-4 agricultural zoning. Additionally, it is a normal practice to rezone property from A-4 to another agricultural zoning district upon expiration of a Williamson Act contract. There is no evidence in the record suggesting that cumulatively considerable environmental effects would result from approval of the proposed rezone.

Summary c: As explained throughout this Initial Study, the proposed project would result in very few potential impacts and all of the impacts that were identified would be less than significant. Nothing in the record indicates that project has the potential to cause substantial adverse effects on humans, either directly or indirectly.

Impact: Less than significant