



A community with a spice for life

GENERAL PLAN AMENDMENT
2015-2023 HOUSING ELEMENT UPDATE
INITIAL STUDY & NEGATIVE DECLARATION



October 2014

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1 BACKGROUND

1. Project Title: City of Gilroy General Plan, Housing Element Update

2. Lead Agency Name and Address: City of Gilroy
Planning Division
7351 Rosanna Street
Gilroy, CA 95020

3. Contact Person and Phone Number: David Bischoff
City of Gilroy
408.846.0451

4. Project Location: The City of Gilroy

5. Project Sponsor's Name and Address: City of Gilroy
Planning Division
7351 Rosanna Street
Gilroy, CA 95020

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 Gilroy General Plan. See further discussion that follows in the "Background and Introduction" and "Project Description" sections.

2 INCORPORATION BY REFERENCE

The following documents are referenced information sources utilized by this analysis:

- City of Gilroy General Plan, 2002-2020 (as amended in 2006)
- City of Gilroy General Plan EIR, SCH#99052046 (as amended in 2006)
- City of Gilroy 2007-2014 Housing Element Implementation Project Initial Study Mitigated Negative Declaration, SCH#2012122072 (December 2012)
- Gilroy Downtown Specific Plan (November 2005)
- Gilroy Downtown Specific Plan Initial Study Mitigated Negative Declaration (September 2005)
- Hecker Pass Specific Plan (as revised in August 2009)
- Hecker Pass Specific Plan EIR, SCH#2003012119 (as revised in 2009)
- Glen Loma Ranch Specific Plan (as revised in May 2014)
- Glen Loma Ranch Specific Plan EIR, SCH#2003042018 (as revised in 2014)

3 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.” A more detailed assessment may be found on the following pages.

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

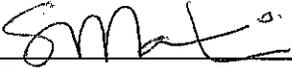
4 DETERMINATION

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 pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier General Plan EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. Pursuant to Public Resources Code Section 21080(c)(2) and CEQA Guidelines Section 15168(c)(1), the City of Gilroy, as lead agency for the proposed project, has prepared an initial study to make the following findings:

1. Pursuant to CEQA Guidelines Section 15162, the proposed activity is adequately described and is within the scope of the General Plan EIR.
2. All feasible mitigation measures developed in the General Plan EIR have been incorporated into the project.
3. There is no substantial evidence before the lead agency that the subsequent project, as revised, may have a significant effect on the environment.
4. The analyses of cumulative impacts, growth inducing impacts, and irreversible significant effects on the environment contained in the General Plan EIR are adequate for this subsequent project.
5. Pursuant to Public Resources Code Section 21157.6(a), having reviewed the General Plan EIR, the City of Gilroy finds and determines that:
 - a. no substantial changes have occurred with respect to the circumstances under which the General Plan EIR was certified, and
 - b. that there is no new available information which was not and could not have been known at the time the General Plan EIR was certified.



Signature

10/13/2014

Date

Susan L. Martin, Planning Manager

Printed Name

City of Gilroy

For

5 BACKGROUND AND INTRODUCTION

This Initial Study provides environmental analysis pursuant to the California Environmental Quality Act (CEQA) for the proposed City of Gilroy 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.

This Housing Element Update is required by State law (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 EIR, or which substantial new information shows will be more significant than described in the General Plan EIR or a more recent special purpose plan or planned development EIR.

The Housing Element is formulated and adopted as part of the General Plan. The City of Gilroy adopted its current General Plan in 2002. The 2002 General Plan underwent extensive environmental review in the form of an EIR, which was adopted in 2002. In addition the City of Gilroy General Plan, Zoning Ordinance, and Downtown Gilroy Specific Plan were amended in 2012 in order to implement the City's 2007-2014 Housing Element. The amendments increased vacant and redevelopable acreage that would be available for higher density residential development in order to accommodate Gilroy's share of the regional housing need for the 2007-2014 planning period (1,615 units). The 2007-2014 Housing Element Implementation Project underwent comprehensive environmental review in the form of an initial study mitigated negative declaration. The 2015-2023 Housing Element does not require rezoning and is consistent with all adopted plans to date (September 2014).

Since 2002, the City has adopted three specific plans consistent with the General Plan: the Downtown Gilroy Specific Plan, Hecker Pass Specific Plan, and Glen Loma Ranch Specific Plan. These developments have been amended into the General Plan and their EIRs and initial study mitigated negative declaration (ISMND) prepared for the Downtown Gilroy Specific Plan contained a comprehensive evaluation of the effects of implementing the Gilroy General Plan as amended by development in these areas. The General Plan EIR, the EIRs for the Hecker Pass Specific Plan and Glen Loma Ranch Specific Plan developments, and ISMND for the Downtown Gilroy Specific Plan are comprehensive in their analysis of the environmental impacts associated with development in the city. This includes discussion of a full range of alternatives and growth inducing impacts associated with urban development in the city. The EIRs for the Gilroy General Plan, Glen Loma Ranch Specific Plan, Hecker Pass Specific Plan, and ISMND for the Downtown Gilroy Specific Plan are comprehensive documents. Due to various references in the Housing Element and their importance relative to understanding the environmental analysis that has occurred to date with respect to development in the City of

Gilroy, all three documents 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 plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, and Glen Loma Ranch Specific Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, and Glen Loma Ranch Specific Plan EIR are proposed as part of this update. 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 environmental impacts. 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.

6 PROJECT DESCRIPTION

Housing Element Overview

The Housing Element is a comprehensive statement by the City of Gilroy of its broad and specific commitments to facilitate the development of housing in the city. The Housing Element is one of the seven General Plan elements mandated by the State of California, as articulated in Sections 65580 to 65589.8 of the Government Code. State law requires that the Housing Element consist of "...an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing." The Housing Element is an official response to the need to provide housing for all economic segments of the population, establishing goals, policies, and programs that will guide City decision making and set forth an action plan to implement these housing programs through 2023.

Government Code Section 65583 requires that the Housing Element include the following components:

- A review of the previous Housing Element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints related to the meeting of these needs.
- An analysis and program for preserving assisted housing developments.
- A housing sites inventory that identifies parcels that will fulfill the Regional Housing Needs Allocation (RHNA).

- A statement of community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- A program that sets forth an eight-year schedule of actions that the City is undertaking or intends to undertake, in implementing the policies set forth in the Housing Element.

The Housing Element outlines the City of Gilroy's goals, policies, and implementation programs for the preservation, conservation, improvement, and production of housing for the 2015-2023 planning period. The Housing Element identifies the specific actions the City will take to achieve the following six goals:

1. **Goal H-1:** Provide adequate residential sites to accommodate projected housing needs and encourage the production of a variety of housing types.
2. **Goal H-2:** Encourage and support the provision of affordable housing in Gilroy.
3. **Goal H-3:** Maintain and conserve the existing housing stock in a sound, safe, and sanitary condition.
4. **Goal H-4:** The City shall increase access to decent and suitable housing for Gilroy residents with special housing needs.
5. **Goal H-5:** To ensure equal housing opportunities for all Gilroy residents regardless race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income.
6. **Goal H-6:** Increase awareness of and participation in housing programs.

City of Gilroy's Housing Needs

Several factors influence the demand for housing as well as the type of housing demanded in the city of Gilroy. Major "needs" categories considered in the Housing Element include: housing needs resulting from population growth in the city and the surrounding region; housing needs that result when households are paying more than they can afford for housing; housing needs of "special needs groups" such as the elderly, large families, female heads of households, persons with disabilities, farmworkers, and the homeless; and housing needs resulting from overcrowding in existing units.

The Regional Housing Needs Allocation (RHNA) reflects the California Department of Housing and Community Development's (HCD) determination of the projected housing needs in a region, broken down by income level. The Association of Bay Area Governments (ABAG) is tasked with allocating this regional housing need amongst the jurisdictions in the nine Bay Area counties, including those in Santa Clara County.

Table I shows the RHNA for new construction in Gilroy during the planning period, adjusted to include its need for extremely low-income housing. State law requires that the City determine the subset of the very low-income regional need that constitutes the community's need for extremely low-income housing. Local governments can either identify their own methodology for calculating the need or presume that the need is 50 percent of the very low-income need. The City of Gilroy has chosen the latter method to estimate its extremely low-income need.

Gilroy's RHNA for the 2014-2022 planning period is 1,088 housing units, as shown in Table 1. Pursuant to the timeline established by State law, the RHNA projection period differs from the housing element planning period. The RHNA projection period is from January 1, 2014, through October 31, 2022, and Gilroy's Housing Element planning period is from January 31, 2015, through January 31, 2023. As part of the Housing Element update, the City prepared a housing sites inventory to demonstrate Gilroy's ability to fulfill its RHNA.

Table 1 Share of Regional Housing Need

City of Gilroy
2014-2022¹

Income Group	No. of Units	Share of Total
Extremely Low ($\leq 30\%$ of AMI)	118	10.8%
Very Low (31–50% of AMI)	118	10.8%
Low (51–80% of AMI)	160	14.8%
Moderate (81–120% of AMI)	217	19.9%
Above Moderate ($\geq 120\%$ of AMI)	475	43.7%
Total	1,088	100%

Note: Numbers may not add up due to rounding

¹Planning period includes 1/1/2014 through 10/31/2022

Source: Regional Housing Needs Allocation, ABAG 2014-2022

Capacity to Meet the Regional Housing Need

Table 2 summarizes the City of Gilroy's capacity to meet the RHNA for the 2014-2022 RHNA planning period. After accounting for capacity from units under construction, approved projects, planned projects, and vacant and underutilized sites, the City of Gilroy has a capacity for 1,484 lower-income units, 854 moderate-income units, and 2,187 above moderate-income units.

Table 2 Sites Summary 2014-2022 Planning Period

City of Gilroy
2014

	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Total
2014-2022 RHNA	236	160	217	475	1,088
Developments Under Construction	19		76	292	387
Approved Projects	0		10	494	504
Planned Projects	265		273	95	633
Vacant and Underutilized Sites	423		0	110	533
Glen Loma Ranch Specific Plan	322		495	876	1,693
Remaining Capacity from Hecker Pass Specific Plan	0		0	320	320
Remaining Capacity from Downtown Specific Plan	455		0	0	455
Total Capacity	1,484		854	2,187	4,525
Adjusted RHNA Need 2014-2023	Surplus of 1,088		Surplus of 637	Surplus of 1,713	Surplus of 3,451

Source: City of Gilroy, 2014

Housing Element Organization

The City of Gilroy's Housing Element is organized into four primary sections as outlined below:

- **Introduction.** Explains the purpose, process, and content of the Housing Element.
- **Housing Needs Analysis.** Describes the housing characteristics, current housing needs, and demographic and economic characteristics of the City of Gilroy
- **Resources.** Analyzes the various land, financial, and administrative resources available to the City for meeting its housing needs.

- **Constraints.** Analyzes the actual and potential governmental and non-governmental constraints to the maintenance, preservation, conservation, and development of housing.

Given the detail and lengthy analysis in developing the Housing Element, supporting background material is included in the Housing Element in the following appendices:

- **Appendix A.** Review of 2007-2014 Housing Element Policies and Actions
- **Appendix B.** Community Outreach
- **Appendix C.** Local Amendments to the California Building Code
- **Appendix D.** Development Requirements
- **Appendix E.** Glossary of Terms

7 DISCRETIONARY ACTION

Implementation of the proposed project would require the following discretionary actions by the City of Gilroy Planning Commission/City Council:

- Approval of a Negative Declaration; and
- Approval of the Housing Element for the City of Gilroy.

8 ENVIRONMENTAL CHECKLIST

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"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>

Discussion: The City of Gilroy has no officially designated State Scenic Routes within its city limits. However, the City has designated the following roads as scenic routes:

- Uvas Park Drive
- Miller Avenue from First Street to Mesa Road
- Santa Teresa Boulevard
- Hecker Pass Road west of Santa Teresa Boulevard
- Sixth Street between Monterey Road and Miller Avenue
- South Valley Freeway

The City strives to preserve existing scenic vistas along these roadways, including views of trees, rock outcroppings, farmland, surrounding hills, and other natural features through General Plan goals, policies, and implementation programs. Adoption of the 2015-2023 Housing Element will not have an impact on any of the scenic routes listed above, as the Housing Element does not propose any development.

The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, and Glen Loma Ranch Specific Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, or Glen Loma Ranch

Specific Plan EIR, are proposed as part of this update. 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.

II. AGRICULTURE 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 Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The Project proposes no change to farmlands, unique farmlands, farmlands of Statewide Importance, zoning for agricultural uses or Williamson Act Land Conservation contracts. There are no forest or timber lands present in the City of Gilroy. Therefore, Project implementation would not conflict with existing zoning of forest or timber lands. In addition, Project implementation would not result in the loss of forest land or conversion of forest land to non-forest use.

The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, and Glen Loma Ranch Specific Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, or Glen Loma Ranch Specific Plan EIR are proposed as part of this update. 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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: Ambient air quality is described in terms of compliance with State and Federal standards, and the levels of air pollutant concentrations considered safe to protect the public health and welfare. These standards are designed to protect people most sensitive to respiratory distress, such as the elderly, very young children, persons with asthma or other illnesses, and persons engaged in strenuous work or exercise. The EPA has established national ambient air quality standards (NAAQS) for seven air pollution constituents. As permitted by the Clean Air Act, California has adopted more stringent air emissions standards 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. Santa Clara is currently (2014) in nonattainment for ozone and particulate matter, 2.5 microns (PM_{2.5}).

The City of Gilroy is located in southern Santa Clara County, which falls within the San Francisco Bay Area Air Basin, along with Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Solano, and Sonoma Counties. The Bay Area Air Quality Management District (BAAQMD) is the agency responsible for monitoring air quality conditions in Santa Clara County, including all of the Planning Area, and for carrying out enforcement activities to maintain air quality with applicable State and Federal standards.

The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential impacts in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, and Glen Loma Ranch Specific Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, or Glen Loma Ranch Specific Plan EIR are proposed as part of this update. 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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: Implementation of the 2015-2023 Housing Element would not physically impact any biological resources, including, but not limited to, sensitive natural communities, species protected under Section 404 of the Clean Water Act and under the Endangered Species Act, or wildlife corridors. The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for

residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, and Glen Loma Ranch Specific Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, or Glen Loma Ranch Specific Plan EIR are proposed as part of this update. 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 biological-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.

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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. The Housing Element is a policy document consistent with the General Plan, the City Zoning Ordinance, and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, and Glen Loma Ranch Specific Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, or Glen Loma Ranch Specific Plan EIR are proposed as part of this update. 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 or archaeological resources. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential cultural resource-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.

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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. 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"/>	<input checked="" type="checkbox"/>
f. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

The topography of Gilroy consists of three principal physiographic features: the Santa Clara Valley, the Santa Cruz Mountains, and the Diablo Range. The area is dominated by a complex

system of faults associated with motion between the Pacific and North American crustal plates. No faults directly traverse the city. The fault located nearest to the city is the San Andreas Fault. The Santa Cruz Mountains segment of this fault is located approximately 5.5 miles southwest of Gilroy. Adoption of the 2015-2023 Housing Element would not expose people or structures to potential substantial adverse effects involving rupture of a known earthquake fault.

The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential geological impacts (i.e., local faulting, soils and soil resource conditions; the potential effects of seismicity; and the potential effects of planning and development on soil resources) in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, and Glen Loma Ranch Specific Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, or Glen Loma Ranch Specific Plan EIR are proposed as part of this update. 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 geologic or soil resources. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential geologic-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.

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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>

Discussion: 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).

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

The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential GHG-related impacts in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, and Glen Loma Ranch Specific Plan EIR. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

The following provides further discussion about greenhouse gases for information purposes.

Regulatory Framework

California Global Warming Solutions Act of 2006 (AB 32)

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 was phased in starting in 2012.

SB 375

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 streamlining 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.

Plan Bay Area, Strategy for a Sustainable Region

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. MTC's Plan Bay Area 2013 includes Downtown Gilroy as a PDA, and the 2015-2023 Housing Element identifies housing sites, as designated in the Downtown Gilroy Specific Plan, in Gilroy's PDA.

City of Gilroy Climate Action Plan

In June 2012, the City Council approved the Gilroy Climate Action Plan. Gilroy's Climate Action Plan serves as the foundation for achieving measurable reductions in greenhouse gas (GHG) emissions and dependence on fossil fuels, both throughout the community and in City operations. The primary goal of the plan is to reduce Gilroy's GHG emissions to 15 percent below 2005 levels by the year 2020. The plan outlines measures to reduce municipal GHG emissions, as well as measures the community can take to reduce their emissions. Planned actions include:

- Weatherize homes, particularly for low-income residents.
- Update the Residential/Commercial Energy Conservation Ordinance (RECO/CECO) on a regular basis to ensure buildings become more energy efficient over time.
- Partner with PG&E and hold promotional energy efficiency lighting (e.g., compact fluorescent light bulbs, LED holiday lights) giveaway days to encourage community members to save energy.
- Offer a property-based energy-financing program (such as Property Assessed Clean Energy) and associated outreach for energy efficiency and renewable energy improvements to residential and commercial property owners.
- Increase tree cover throughout the community with special emphasis on shading east, south, and west walls of structures through revised development standards, an urban forestry program, or a carbon sequestration program.
- Conduct a citywide renewable energy assessment to estimate the total renewable energy potential as well as costs and benefits of developing the potential within City bounds.
- Develop and adopt a Green Building Ordinance that mandates or provides incentives for CALGreen Tier 1 voluntary residential and non-residential measures. Incentives can include expedited building permit plan check, provision of a plaque for building mounting, and listing of the building on the City's website.
- Reduce regulatory barriers to solar system installation (>25 percent of \$/kW is permit related).

Conclusion

The actions that the City of Gilroy has taken, as well as additional planned actions summarized above, 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.

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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>

Discussion: The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the

General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, and Glen Loma Ranch Specific Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, or Glen Loma Ranch Specific Plan EIR are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities.

None of the sites identified in the vacant sites inventory are known to contain contaminants and/or hazardous waste. The Housing Element will not, in and of itself, result in impacts to 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.

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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>

<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>
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"/>	<input checked="" type="checkbox"/>

Discussion: The City of Gilroy has adopted and implemented several measures to enhance the water quality of water bodies within city limits and in the surrounding environment, including the Gilroy Urban Water Management Plan (adopted in 2010) and Regional Stormwater Management Plan (adopted in 2010).

In addition, prior to issuance of any Grading Permit, the City requires certain projects to prepare and implement a Water Quality Management Plan (WQMP). The WQMP identifies structural and nonstructural best management practices that prevent post-construction erosion and pollutants from entering the stormwater system, in order to comply with the National Pollutant Discharge Elimination System requirements. Additionally, the City requires an erosion and deposition control plan for all new development detailing appropriate methods of erosion and deposition control during subsequent site use.

The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, and Glen Loma Ranch Specific Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, or Glen Loma Ranch Specific Plan EIR are proposed as part of this update. 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 hydrologic 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.

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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, SHAP EIR and CHAP EIR. No new housing sites, beyond those already identified in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, or Glen Loma Ranch Specific Plan EIR are proposed as part of this update. 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.

XI. MINERAL 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. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: No significant deposits of minerals are known to exist in the Gilroy Planning Area. Furthermore, because the Housing Element is not proposing any development and is consistent with all General Plan goals, policies, implementation programs, and land designations, no impacts involving mineral resources would occur.

The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, and Glen Loma Ranch Specific Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, or Glen Loma Ranch Specific Plan EIR are proposed as part of this update. 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 resources-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 With Mitigation Incorporated</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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>

Discussion: The 2015-2023 Housing Element is consistent with all goals, policies, and programs described in the Community Resources and Potential Hazards Element of Gilroy’s General Plan and will not physically expose persons to increased noise levels. Although the South County Airport of Santa Clara County is a public airport located approximately 1.5 miles north of the City of Gilroy, no portion of the City is located within the airport land use plan’s boundaries. Therefore, project implementation would not expose people residing in the project area to excessive noise levels associated with the airport.

The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, and Glen Loma Ranch Specific Plan EIR. No new housing sites, beyond those already identified in the General Plan

EIR , Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, or Glen Loma Ranch Specific Plan EIR are proposed as part of this update. 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 exposure. 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.

XIII. POPULATION AND HOUSING

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. 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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Santa Clara County. Gilroy’s Regional Housing Needs Allocation (RHNA) is 1,088 housing units. As part of the 2015-2023 Housing Element update, a housing sites inventory was created to demonstrate Gilroy’s ability to fulfill its RHNA. The sites inventory describes how the City will meet this requirement through developments under construction, planned and approved projects, specific plan areas, and vacant and underutilized sites. 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.

A project could induce 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). Adoption of the Housing Element would not induce direct population growth in the City, because it does not infer direct development rights. However, the Housing Element policies and implementation programs are intended to accommodate and encourage housing development, in order to meet an existing and projected housing need as established through the RHNA process.

The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, and Glen Loma Ranch

Specific Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, or Glen Loma Ranch Specific Plan EIR are proposed as part of this update. 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 population and housing. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

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"/>	<input checked="" type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Park-related impacts also depend upon the location and intensity of a project. 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. In addition, adoption of the 2015-2023 Housing Element would not impact police or fire protection services in a way that would require the construction or modification of public facilities.

The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, and Glen Loma Ranch Specific Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, or Glen Loma Ranch Specific Plan EIR are proposed as part of this update. 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 environmental impacts associated with the construction of new or additional facilities, needed to maintain 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 service-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.

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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>

Discussion: The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, and Glen Loma Ranch Specific Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, or Glen Loma Ranch Specific Plan EIR are proposed as part of this update. 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 recreational facilities that would cause a physical deterioration of such 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.

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. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: All developments must comply with the City of Gilroy General Plan, and the City requires traffic impact fees for residential development to help pay for roadway improvements and construction projects. The City has incorporated into the General Plan policies and implementation programs for minimizing future circulation impacts.

The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, and Glen Loma Ranch Specific Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, or Glen Loma Ranch Specific Plan EIR are proposed as part of this update. 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, impact the circulation system, congestion management, air traffic, the safety of design features, and policies, plans and programs related to transportation. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential transportation-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.

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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>

Discussion: Policies in the 2002 General Plan provide the guidance to comply with Federal, State, and local statutes and regulations to ensure the quality of water resources, solid waste disposal, and wastewater treatment.

The Housing Element is a policy document consistent with the General Plan and adopted specific plans. The Housing Element identifies sites designated for residential development that were previously evaluated for potential environmental impacts in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, and Glen Loma Ranch Specific Plan EIR. No new housing sites, beyond those already identified in the General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, or Glen Loma Ranch Specific Plan EIR are proposed as part of this update. 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. The extension of utilities to service proposed development is consistent with the City's General Plan. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts to utilities are location-specific and 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.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

<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. 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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. No new impacts are anticipated as a result of the Housing Element that have not already been analyzed and evaluated as part of the City of Gilroy 2009 General Plan EIR, Downtown Gilroy Specific Plan ISMND, Hecker Pass Specific Plan EIR, and Glen Loma Ranch Specific Plan EIR.