



**DRAFT ENVIRONMENTAL IMPACT REPORT**

# San Francisco 2004 and 2009 Housing Element

Volume I: Draft EIR (Section I to Section V.G)

PLANNING DEPARTMENT  
CASE NO. **2007.1275E**

STATE CLEARINGHOUSE NO. 2008102033

Draft EIR Publication Date:	<b>June 30, 2010</b>
Draft EIR Public Hearing Date:	<b>August 5, 2010</b>
Draft EIR Public Comment Period:	<b>June 30, 2010 – August 16, 2010</b>



**SAN FRANCISCO  
PLANNING  
DEPARTMENT**

*Written comments should be sent to:*  
Environmental Review Officer | 1650 Mission Street, Suite 400 | San Francisco, CA 94103



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# SAN FRANCISCO PLANNING DEPARTMENT

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**DATE:** June 30, 2010  
**TO:** Distribution List for the 2004 and 2009 Housing Elements Draft EIR  
**FROM:** Bill Wycko, Environmental Review Officer  
**SUBJECT:** Request for the Final Environmental Impact Report for the 2004 and 2009 Housing Elements Project (Planning Department File No. 2007.1275E)

This is the Draft of the Environmental Impact Report (EIR) for the 2004 and 2009 Housing Elements Project. A public hearing will be held on the adequacy and accuracy of this document. After the public hearing, our office will prepare and publish a document titled "Comments and Responses," which will contain all relevant comments on this Draft EIR and our responses to those comments. It may also specify changes to this Draft EIR. Those who testify at the hearing on the Draft EIR will automatically receive a copy of the Comments and Responses document, along with notice of the date reserved for certification; others may receive a copy of the Comments and Responses and notice by request or by visiting our office. This Draft EIR together with the Comments and Responses document will be considered by the Planning Commission in an advertised public meeting and will be certified as a Final EIR if deemed adequate.

After certification, we will modify the Draft EIR as specified by the Comments and Responses document and print both documents in a single publication called the Final EIR. The Final EIR will add no new information to the combination of the two documents except to reproduce the certification resolution. It will simply provide the information in one document, rather than two. Therefore, if you receive a copy of the Comments and Responses document in addition to this copy of the Draft EIR, you will technically have a copy of the Final EIR.

We are aware that many people who receive the Draft EIR and Comments and Responses have no interest in receiving virtually the same information after the EIR has been certified. To avoid expending money and paper needlessly, we would like to send copies of the Final EIR in Adobe Acrobat format on a CD to private individuals only if they request them. Therefore, if you would like a copy of the Final EIR, please fill out and mail the postcard provided inside the back cover to the Major Environmental Analysis division of the Planning Department within two weeks after certification of the EIR. Any private party not requesting a Final EIR by that time will not be mailed a copy. Public agencies on the distribution list will automatically receive a copy of the Final EIR.

Thank you for your interest in this project.

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## I. ACRONYMS/ABBREVIATIONS AND GLOSSARY

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### ACRONYMS/ABBREVIATIONS

ABAG	Association of Bay Area Governments
ACE	U.S. Army Corps of Engineers
ACMs	asbestos-containing materials
ACS	American Community Survey
AC Transit	Alameda-Contra Costa Transit District
ADA	Americans with Disabilities Act
AED	Automatic External Defibrillator
APE	Areas of Potential Effect
ARB	California Air Resources Board
AST	aboveground storage tanks
BAAQMD	Bay Area Air Quality Management District
BART	Bay Area Rapid Transit
BCDC	Bay Conservation and Development Commission
BLIP	Branch Library Improvement Program
BMPs	Best Management Practices
BP	before the present
BRT	Bus Rapid Transit
BSO	Building Structure and Object
BSP	Better Street Plan
C-3-G	Downtown General District
C-3-S	Downtown Support District

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CA	California
CAC	Citizen Advisory Committee
CAFÉ	Corporate Average Fuel Economy
CalARP	California Accidental Release Program
Californios	refers to the inhabitants of California of Spanish or Mexican descent during the Spanish and early American period
Caltrain	Peninsula Commute Service
Caltrans	California Department of Transportation
CAP	Citywide Action Plan
CAPSS	Community Action Plan for Seismic Safety
CAT	Climate Action Team
CCAR	California Climate Action Registry
CCR	California Code of Regulations
CDFG	California Department of Fish and Game
CCSF	City and County of San Francisco
CDMG	California Division of Mines and Geology
CE	California-listed Endangered
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CESA	California Endangered Species Act
CFCs	chlorofluorocarbons
Cfp	California Fully Protected Species



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CFR	Code of Federal Regulations
CGS	California Geological Survey
CHBC	California Historic Building Code
CHMIRS	California Hazardous Material Incident Report System
CHN	Community Health Network
CHP	California Highway Patrol
CH <sub>4</sub>	methane
CIE	Cultural, Institutional, Education and Other Public Facilities
City	City and County of San Francisco
CIWMB	California Integrated Waste Management Board (now CalRecycle)
cm	centimeter
CMA	Congestion Management Agency
CMP	Congestion Management Program
CNDDB	California Natural Diversity Database
CNEL	Community Noise Exposure Level
CO	carbon monoxide
CO <sub>2</sub>	carbon dioxide
CO <sub>2</sub> e	carbon dioxide equivalent
CRHR	California Register of Historical Resources
CRWQCB	California Regional Water Quality Control Board
CSC	California Species of Special Concern
CSO	Combined Sewer Overflow
CT	California-listed Threatened
CU	Conditional Use

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CUPA	Certified Unified Program Agency
CWA	Clean Water Act
Cwl	California Watch List
C&R	Comments and Responses
DAH	Direct Access to Housing
dB	decibel
dBA	A-weighted decibel scale
DBI	Department of Building Inspection
DEHP	di (2 ethylhexyl) phthalate
DOC	Department of Conservation
DOF	Department of Finance
DOSD	Division of Safety of Dams
DPR	Department of Parks and Recreation
DPW	Department of Public Works
DTSC	Department of Toxic Substances Control
DWR	Department of Water Resources
EE	Environmental Evaluation
EIR	Environmental Impact Report
EOC	Emergency Operations Center
EOP	Emergency Operations Plan
EPA	Environmental Protection Agency
ERP	Emergency Response Plan
FAR	Floor-to-area ratio
FD	Federally-delisted

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FE	Federally-listed Endangered
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FHWA	Federal Highway Administration
FIFRA	Federal Insecticide, Fungicide, and Rodenticide Act
FIRM	Flood Insurance Rate Maps
FMMP	Farmland Mapping and Monitoring Program
FT	Federally-listed Threatened
FTA	Federal Transit Administration
FY	fiscal year
G	gravity
GGBHTD	Golden Gate Bridge, Highway, and Transportation District
GGNRA	Golden Gate National Recreation Area
GHG	Greenhouse Gas
Gpcd	gallons per capita per day
GWP	global warming potential
HASP	Health and Safety Plan
HCD	Housing and Community Development, State Department of
HCM	Highway Capacity Manual
HCP	Habitat Conservation Plan
HDMT	Healthy Development Management Tool
HFCs	hydrofluorocarbons
HHWP	Hetch Hetchy Water and Power
HMP	Hazard Mitigation Plan

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HMUPA	Hazardous Material Unified Program Agency
HOA	Housing Opportunity Area
HPSZ	Hunters Point Shear Zone
HUD	Housing and Urban Development
I	Interstate
IM	Implementation Measure
IPCC	Intergovernmental Panel on Climate Change
IPM	Integrated Pest Management
Kfsh	thin-bedded sandstone and shale
Kfss	massive sandstone
kV	kilovolt
kWh	kilowatt hours
LBP	Lead based Paint
lbs	pounds
LCFS	Low Carbon Fuel Standard
LEM	Location Efficient Mortgage
LIM	Land Inventory and Monitoring
LOP	Local Oversight Program
LOS	Level of Service
LUST	Leaking Underground Storage Tank
L <sub>dn</sub>	Day-Night Average Level
L <sub>eq</sub>	Equivalent Energy Noise Level
L <sub>max</sub>	Maximum instantaneous noise level
L <sub>min</sub>	Minimum instantaneous noise level

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M	Mercantile
MBTA	Migratory Bird Treaty Act
MEP	Maximum Extent Practicable
Mgd	million gallons daily
MIPS	Management, Information, and Professional Services
MLP	Maximum Load Point
MMI	Modified Mercalli Intensity
MMRP	Mitigation Monitoring and Reporting Program
mph	miles per hour
MPO	Metropolitan Planning Organization
MRZ-4	Mineral Resource Zone 4
MSDS	Material Safety Data Sheets
msl	mean sea level
MS4	Municipal Separate Storm Sewer System
MT	metric tons
MTC	Metropolitan Transportation Commission
MTS	Metropolitan Transportation System
Muni	San Francisco Municipal Railway
Mw	moment magnitude
MW	megawatt
NC(D)	Neighborhood Commercial (District)
NCCP	Natural Community Conservation Plan
NEHRP	National Earthquake Hazards Reduction Program
NEHRPA	National Earthquake Hazards Reduction Program Act

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NEPA	National Environmental Policy Act
NESHAP	National Emissions Standards for Hazardous Air Pollutants
NFIP	National Flood Insurance Program
NO	nitric oxide
NO <sub>2</sub>	nitrogen dioxide
NO <sub>x</sub>	nitrogen oxides
N <sub>2</sub> O	nitrous oxide
NOA	Naturally occurring asbestos
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
NPPA	Native Plant Protection Act
NPRA	National Park and Recreation Association
NPS	National Park Service
NPWWTF	North Point Wet Weather Treatment Facility
NRB	National Register Bulletin
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
O <sub>3</sub>	ozone
OES	Office of Emergency Services
OPR	Office of Planning and Research
OSHA	Occupational Safety and Health Administration
OWPCP	Oceanside Water Pollution Control Plant
PAH	Polynuclear Aromatic Hydrocarbons

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Pb	lead
PCBs	polychlorinated biphenyls
PDR	production, distribution, repair
PFCs	perfluorocarbons
PG&E	Pacific Gas and Electric Company
PM	particulate matter
PM <sub>10</sub>	respirable particulate matter
PM <sub>2.5</sub>	fine particulate matter
PMN	pre-manufacture notice
PMP	Pedestrian Transportation Master Plan
POU	publicly-owned utilities
PPIP	Panama Pacific International Exposition
ppm	parts by volume per million of air
PPV	peak particle velocity
PUC	California Public Utilities Commission
PV	Photovoltaic
Qaf	Artificial Fill
Qd	Dune sand
Qu	Undifferentiated surficial deposits
Qsr	Slope debris and ravine fill
RCRA	Resource Conservation and Recovery Act
RCRIS	Resource Conservation and Recovery Act Information System
RHNA	Regional Housing Needs Allocation
RMS	root mean square

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ROGs	Reactive Organic Gases
RPP	Residential Preferred Parking
RPS	Renewables Portfolio Standard
RWQCB	Regional Water Quality Control Board
RWS	Regional Water System
RWSAP	Retail Water Shortage Allocation Plan
Samtrans	San Mateo County Transit District
SARA	Superfund Amendments and Reauthorization Act
SDWA	Safe Drinking Water Act
SEWPCP	Southeast Water Pollution Control Plant
sf	square feet
SFBRWQCB	San Francisco Bay Regional Water Quality Control Board
SFCAP	San Francisco Climate Action Plan
SFCTA	San Francisco County Transportation Authority
SFDPH	San Francisco Department of Public Health
SFFD	San Francisco Fire Department
SFGBO	San Francisco Green Building Ordinance
SFGH	San Francisco General Hospital
SFIA	San Francisco International Airport
SFMTA	San Francisco Metropolitan Transportation Agency
SFO	San Francisco International Airport
SFPD	San Francisco Police Department
SFPL	San Francisco Public Library
SFPUC	San Francisco Public Utilities Commission



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SFRA	San Francisco Redevelopment Agency
SFRPD	San Francisco Recreation and Park Department
SFUSD	San Francisco Unified School District
SF <sub>6</sub>	sulfur hexafluoride
SHSZ	Seismic Hazards Studies Zone
SIP	State Implementation Plan
SISR	Secretary of the Interior's Standards for Rehabilitation
SMP	Streetscape Master Plan
SMARA	Surface Mining and Reclamation Act
SNRAMP	Significant Natural Resource Areas Management Plan
SO <sub>x</sub>	sulfur oxides
SO <sub>2</sub>	sulfur dioxide
SoMa	South of Market
Sp	Serpentinite
SP	service population
SPCC	Spill Prevention Control and Countermeasures
Sq. ft.	Square feet
SR	State Route
SRA	State Responsibility Area
SRO	Single-resident Occupancy Hotels
SWIS	Solid Waste Facilities/Landfill Sites
SWOO	Southwest Ocean Outfall
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board

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TAC	toxic air contaminant
TCM	Transportation Control Measures
TDM	Transportation Demand Management
TEP	Transit Effectiveness Project
Tf	tidal flat
TMDL	Total Maximum Daily Loads
TRI	Toxic Release Inventory
TRP	Traffic Related Pollutants
TSCA	Toxic Substances Control Act
UBC	Uniform Building Code
UMBs	Unreinforced Masonry Buildings
US 101	United States Highway 101
USFWS	United States Fish and Wildlife Service
USGS	United States Geologic Survey
UST	Underground Storage Tank
UWMP	Urban Water Management Plan
V/C	volume to capacity ratio
VdB	velocity in decibels
VMT	vehicle miles traveled
VOC	volatile organic compounds
WHO	World Health Organization
WPD	Water Permits Division
WSA	Water Supply Assessment
WSAP	Water Shortage Allocation Plan

WSIP	Water System Improvement Plan
$\mu\text{g}/\text{m}^3$	micrograms per cubic meter of air

## GLOSSARY

**Alluvial:** A loose deposit of gravel, sand, mud, etc., formed by flowing water.

**Alquist-Priolo Earthquake Fault Zone:** In 1972 the State of California began delineating special studies zones (called Earthquake Fault Zones since January 1994) around active and potentially active faults in the state. The zones are revised periodically, and extend 200 to 500 feet on either side of identified fault traces. No structures for human occupancy may be built across an identified active fault trace. An area of 50 feet on either side of an active fault trace is assumed to be underlain by the fault, unless proven otherwise. Proposed construction in the Earthquake Fault Zone is permitted only following the completion of a fault location report prepared by a California-registered professional Geologist.

**Ambient:** The lowest sound level repeating itself during a minimum 10-minute period as measured with a type 1, precision sound level meter, set on slow response and A-weighting.

**Cancer Risk:** Calculated approximation of the probability of an individual developing cancer as a result of exposure a cumulative dose of a potential carcinogen based on estimated or measured concentrations in soil, groundwater, or air and a potency factor specific to that carcinogen.

**Carbon Monoxide:** A colorless, odorless gas produced by the incomplete combustion of fuels.

**Carcinogen:** Cancer-causing.

**Colluvial:** A loose deposit of rock debris accumulated through the action of gravity at the base of a cliff or slope.

**Combined Sewer Overflow (CSO):** An overflow is a pipe that discharges flows that exceed the capacity of the combined sewer system during very heavy rain. Such discharges receive primary (flow-through) treatment in underground storage/transport boxes. Overflow events are relatively rare in San Francisco.

**Densification:** Increasing the density of soil.

**Extremely hazardous substance:** In the context of Public Resources Code Section 21151.4 pertaining to hazardous materials emissions near schools, this refers to a material included on lists compiled pursuant to Section 25532 of the California Health and Safety Code, which incorporates regulated toxic and flammable substances under Section 112(r) of the federal Clean Air Act Table 3 of Section 112(r) lists those regulated substances pursuant to Section 25532(g)(2) of California Health and Safety Code. Threshold quantities for listed toxic and flammable substances are specified in the tables.

**Fault Creep:** Movement along a fault that does not entail earthquake activity.

**Fine Particulate Matter:** Extremely small, suspended particles or droplets 2.5 microns or smaller in diameter.

**Granular:** Made up of very small grains.

**Ground Acceleration:** The speed at which soil or rock materials are displaced by seismic waves. It is measured as a percentage of the acceleration of gravity (0.5g = 50 percent of 32 feet per second squared, expressed as a vertical or horizontal force). Peak ground acceleration is the maximum acceleration expected from the characteristic earthquake predicted to affect a given area. Repeatable acceleration refers to the acceleration resulting from multiple seismic shocks. Sustained acceleration refers to the acceleration produced by continuous seismic shaking from a single, long-duration event.

**Hazard:** Any situation that has the potential to cause damage to human health or the environment.

**Hazardous air emission:** In the context of Public Resources Code Section 21151.4 pertaining to hazardous materials emissions near schools, this refers to a material included on the list of hazardous air emissions (toxic air contaminants) established by the California Air Resources Board per Section 44321 of the California Health and Safety Code.

**Hazardous material:** Any material that, because of its quantity, concentration, or physical, or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste, and any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment (California Health and Safety Code, Section 25501).

**Hazardous materials release site:** Any area, location, or facility where a hazardous material has been released or threatens to be released to the environment (California Health and Safety Code, Section 25260(e)).

**Hazardous substance:** See hazardous material.

**Hazardous waste:** Waste that, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may either cause, or significantly contribute to an increase in mortality or an increase in serious illness, or pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise managed (California Health and Safety Code, Section 25117).

**Lead:** Occurs in the atmosphere as particulate matter. Sources of lead include the manufacturing and recycling of batteries, paint, ink, ceramics, ammunition, and secondary lead smelters.

**Lithology:** The physical character of a rock or rock formation.

**Mélange:** A mélange (French for mixture) is a large body of rock characterized by a lack of bedding and includes rock fragments of all sizes contained in a fine-grained matrix. A mélange typically consists of a jumble of blocks of varied rock types.

**Metamorphosed Rock:** Metamorphosed rock is igneous or sedimentary rock that has been transformed, or ‘metamorphosed’, by intense heat and pressure (temperatures greater than 150 to 200 °C and pressures of 1500 bars) causing profound physical or chemical changes.

**Modified Mercalli Intensity (MMI) Scale:** A 12-point scale of earthquake intensity based on local effects experienced by people, structures, and earth materials. Each succeeding step on the scale describes a progressively greater amount of damage at a given point of observation. Effects range from those which are detectable only by seismicity recording instruments (I) to total destruction (XII). Most people will feel Intensity IV ground motion indoors and Intensity V outside. Intensity VII frightens most people, and Intensity IX causes alarm approaching panic. The scale was developed in 1902 by Giuseppe Mercalli for European conditions, adapted in 1931 by American seismologists Harry Wood and Frank Neumann for conditions in North America, and modified in 1958 by Dr. Charles F. Richter to accommodate modern structural design features.

**Moment Magnitude (M):** A logarithmic scale introduced by Hiroo Kanamori in 1977 that is used by modern seismologists to measure the total amount of energy released by an earthquake. For the purposes of describing this energy release (i.e., the size of an earthquake on a particular fault segment for which seismic resistant construction must be designed) the moment magnitude (M) of the characteristic earthquake for that segment has replaced the concept of a maximum credible earthquake of a particular Richter magnitude. This has become necessary because the Richter scale “saturates” at the higher magnitudes; that is, the Richter scale has difficulty differentiating among the sizes of earthquakes above M 7.5. To correct for this effect, the formula used for the M scale incorporates parameters associated with the rock types at the seismic source and the area of the fault surface involved in the earthquake. Thus, the moment magnitude is related to the length and width of the fault rupture. It reflects the amount of “work” (in the sense of classical physics) done by the earthquake. The relationship between Richter and moment magnitudes is not linear (i.e., moment magnitude is not a set percentage of Richter magnitude): the two values are derived using different formulae. The four well-studied earthquakes listed below exemplify this relationship.

Location	Date	Richter Magnitude	Moment Magnitude
New Madrid MO	1812	8.7	8.1
San Francisco CA	1906	8.3	7.7
Anchorage AK	1964	8.4	9.2
Northridge CA	1994	6.4	6.7

Although some of the values shown on the M scale appear lower than those of the traditional Richter magnitudes, they convey more precise (and more useable) information to geologic and structural engineers.

**Municipal Separate Storm Sewer System (MS4):** An MS4 is a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains) (i) designed or used for collecting or conveying storm water, (ii) that is not a combined sewer, and (iii) that is not part of a Publicly Owned Treatment Works. The term MS4 also refers to the jurisdiction that operates such a system.

**North American and Pacific Plates:** Tectonic plates that cover most of North America and the Pacific Ocean, respectively. These two plates have formed a transform boundary (where two plates grind past one another) on the western edge of California, along the San Andreas Fault system.

**Offset Surface:** Surfaces not in alignment, or offset, from each other that may have arisen from old landslides.

**Orthents Soils:** In USDA soil taxonomy, Orthents are defined as Entisols (soils that do not show any soil profile development) that lack horizon development due to either steep slopes or parent materials that contain no permanent weatherable minerals.

**Outfall:** An outfall is a pipe that discharges treated stormwater and wastewater flows into a receiving water body.

**Overflow:** A pipe that discharges flows that exceed the capacity of the combined sewer system during heavy rain.

**Ozone:** A gas that is formed when reactive organic gases (ROG) and nitrogen oxides (NOX)—both byproducts of internal combustion engine exhaust—undergo slow photochemical reactions in the presence of sunlight.

**Powered Construction Equipment:** Any tools, machinery, or equipment used in connection with construction operations which can be driven by energy in any form other than manpower, including all types of motor vehicles when used in the construction process of any construction site, regardless of whether such construction site be located on-highway or off-highway, and further including all helicopters or other aircraft when used in the construction process except as may be preempted for regulation by state or federal law.

**Quaternary:** The geologic time period after the Neogene period, approximately 1.8 million years ago to the present.

**Reclaimed Complex Soils:** Soils found on reclaimed land, such as tidal flats that were once part of San Francisco Bay.

**Respirable Particulate Matter:** Extremely small, suspended particles or droplets 10 microns or smaller in diameter.

**Richter Magnitude Scale:** The Richter Magnitude Scale is a logarithmic scale developed during 1935 and 1936 by Dr. Charles F. Richter and Dr. Beno Gutenberg to measure earthquake magnitude by the amount of energy released, as opposed to earthquake intensity as determined by local effects on people,

structures, and earth materials (as in the Modified Mercalli Intensity Scale). Each whole number on the Richter scale represents a 10-fold increase in amplitude of the waves recorded on a seismogram and about a 32-fold increase in the amount of energy released by the earthquake. Because the Richter scale tends to saturate above approximately M 7.5, it is being replaced in modern seismologic investigations by the moment magnitude (M) scale.

**Serpentinite:** A rock composed almost entirely of serpentine materials.

**Shale Matrix:** Shale, or mudstone, is a fine-grained sedimentary rock, usually formed from clay minerals compacted together by pressure. The matrix, or groundmass, is the fine-grained mass of material in which other larger grains are embedded within.

**Shear Strength:** Describes the maximum strength of soil at which point significant plastic deformation (yielding) occurs due to an applied shear stress.

**Shear Zone:** A wide zone of sheared rock, where intense foliation and deformation may occur. The zone may be associated with a fault, but it is often difficult to distinguish a fault plane in the zone.

**Sulfur Dioxide:** A colorless, extremely irritating gas or liquid.

**Toxic:** Concentration of a substance that would be lethal or produce other adverse responses detrimental to the health of an organism.

**Urban Land:** Per USDA soil taxonomy, Urban Land is soil that has been modified by disturbance of the natural layers with additions of fill material several feet thick to accommodate large industrial and housing installations.

**Volatile Organic Compound (VOC):** An organic chemical that readily evaporates at temperatures normally found at the ground surface and at shallow depths.

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## II. EXECUTIVE SUMMARY

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### PROJECT SYNOPSIS

The subject of this Environmental Impact Report (EIR) is the proposed revision of the Housing Element of the San Francisco General Plan (General Plan). This EIR analyzes two projects: the 2004 Housing Element and the 2009 Housing Element. The Housing Element is a policy document that consists of goals and policies to guide the City and private developers in providing housing for existing and future residents to meet projected housing demand, as required under Government Code section 65580 et seq. (“State housing element law”). State law requires the housing element to be updated periodically, usually every five years. The most recent update of the housing element occurred in 2004, when the City adopted the 2004 Housing Element, an update to the 1990 Residence Element. Subsequent to adoption of the 2004 Housing Element, the California Court of Appeal determined the environmental document prepared for the 2004 Housing Element inadequate, and directed the City to prepare an EIR for the 2004 Housing Element. The City must also comply with state housing element law and prepare a periodic update (usually every five years) of the Housing Element. The City has undergone a comprehensive planning process and prepared the next update of the housing element, the 2009 Housing Element. This EIR will satisfy the City’s legal requirements for preparing an EIR on the 2004 Housing Element and will also analyze the environmental effects of the 2009 Housing Element.

San Francisco is a consolidated city and county. The City and County of San Francisco (the City) is located on the tip of the San Francisco Peninsula with the Golden Gate Strait to the north, San Francisco Bay to the east, San Mateo County to the south, and the Pacific Ocean to the west. Daly City and the City of Brisbane abut San Francisco to the south. San Francisco is approximately 49 square miles in size. Although it is relatively densely developed, there remain developable vacant parcels for new housing construction, as well as underused parcels available for increased development, in various locations throughout the City.

The Housing Element is one of the major sections of the San Francisco General Plan, which is required by the State of California for rational, comprehensive planning. State law requires that a City's General Plan and its elements be periodically updated in order to prepare for future growth and development; the State has specific requirements for the content and update schedule of Housing Elements.

### PROJECT OBJECTIVES

The objectives of the proposed Housing Elements are to:

1. Provide a vision for the City’s housing and growth management through 2014;
2. Maintain the existing housing stock to serve housing needs;
3. Ensure capacity for the development of new housing to meet the RHNA at all income levels;

4. Encourage housing development where supported by existing or planned infrastructure, while maintaining existing neighborhood character;
5. Encourage, develop and maintain programs and policies to meet projected affordable housing needs;
6. Develop a vision for San Francisco that supports sustainable local, regional and state housing and environmental goals; and
7. Adopt a housing element that substantially complies with California housing element law as determined by the California Department of Housing and Community Development.

## **PROJECT APPROVALS**

Following certification of this EIR, the City could re-adopt the entire 2004 Housing Element. In addition, certification of this EIR would also allow the City to adopt the proposed 2009 Housing Element. Under Planning Code Section 340, general plan amendments must be approved by the Planning Commission and the Board of Supervisors. In addition, in order to receive certain state funding or be eligible for certain state programs, the Housing Element must be certified as compliant with state housing element law by the California Department of Housing and Community Development (HCD).

## **AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED**

This EIR has been prepared by the City (Planning Department) as the lead agency for the Project, in conformance with the substantive and procedural requirements of CEQA and the CEQA Guidelines (as amended through 2009),<sup>1</sup> Agency CEQA guidelines, Chapter 31 of the San Francisco Administrative Code, and Planning Department CEQA guidelines. In accordance with Public Resources Code Section 21002.1, the purpose of this EIR is to identify the significant environmental impacts of the proposed Housing Elements, to identify alternatives to the proposed Housing Elements, and to indicate the manner in which those significant effects could be mitigated or avoided.

In compliance with Section 15082 of the CEQA Guidelines, a Notice of Preparation (NOP) was prepared by the City and County of San Francisco and distributed to the State Clearinghouse, Office of Planning and Research, responsible agencies, and other interested parties on October 8, 2008.

Subsequent to the circulation of the NOP, a draft of the proposed 2009 Housing Element was completed. The scope of this EIR was therefore revised to include the 2004 Housing Element and the 2009 Housing Element. Therefore, the Planning Department reissued and recirculated an NOP on September 2, 2009 that solicited comments regarding the content of the proposed the proposed Housing Elements.

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<sup>1</sup> California Environmental Quality Act, (Pub. Res. Code Sec. 21000 et seq.; CEQA) and the CEQA Guidelines (Cal. Code Regs. Sec. 15000 et seq.).

Both NOPs for the Draft EIR were circulated for 30 days in accordance with CEQA Guidelines Section 15082(b). This EIR addresses environmental issues that are known or were raised by agencies or interested parties during both NOP public review periods for the proposed Housing Elements. Eighteen responses to the first NOP were received and sixteen responses to the recirculated NOP were received. Appendices A-1 and A-2 include both NOPs and written responses to the NOPs, respectively. The issues raised in the NOP comment letters are summarized below:

- **Land Use and Land Use Planning:** Comments were received pertaining to the division of an established community, such as Parkmerced, conflicts with existing guidelines and plans, introduction of residential uses in industrial areas, changes to residential zoning, and suburban sprawl.
- **Aesthetics:** Comments were received pertaining to the potential effect of increased density with respect to scenic resources, light and glare, and neighborhood character.
- **Population and Housing:** Comments were received pertaining to rental property, housing affordability, secondary units, jobs-housing balance, displacement of people, and current vacancy rates.
- **Cultural and Paleontological Resources:** Comments were received pertaining to potential impacts to historic resources, specifically Parkmerced.
- **Transportation and Circulation:** Comments were received pertaining to state highway facilities, collisions involving trains, potential effect of increased density on transit, parking requirements, and alternative forms of transportation.
- **Noise:** Comments were received pertaining to the impact of densification and traffic on noise levels.
- **Air Quality:** Comments were received pertaining to carbon dioxide, provision of less parking and the potential for more vehicle emissions, and climate change.
- **Recreation:** Comments were received pertaining to the effect of increased population on parks, open space reduction, and removal of physical landscape.
- **Utilities and Service Systems:** Comments were received pertaining to the capacity of the infrastructure and resources of the San Francisco Public Utilities Commission, including the ability of the water system to provide a safe, reliable source of potable water. In addition, comments were received pertaining to sewer capacity and landfill capacity.
- **Public Services:** Comments were received pertaining to the effect of increased population on fire, police, schools, and emergency response times. Comments were also received pertaining to the City's evacuation plan.

- **Biological Resources:** Comments were received pertaining to sensitive habitat near Lake Merced and Parkmerced, regulations protecting trees, and migratory birds.
- **Geology and Soils:** Comments were received pertaining to the risk of development in areas where there is a known risk of liquefaction and erosion, such as Parkmerced, and safety issues related to seismic events.
- **Hydrology and Water Quality:** Comments were received pertaining to the acceleration of water runoff into Lake Merced and changes to existing drainage.
- **Alternatives:** Comments were received requesting that a range of alternatives be analyzed, including an alternative that would meet but not substantially exceed the applicable RHNA target and an alternative consisting of continuing to implement the 1990 Residence Element.

## SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table II-1 summarizes the following: (1) potential environmental impacts that would occur as a result of the proposed Housing Elements provided in the form of an impact statement; (2) the level of significance of the environmental impact prior to implementation of any applicable mitigation measures; (3) the recommended mitigation measures that avoid or reduce significant environmental impacts; and (4) the level of significance after mitigation measures are implemented.

The Draft EIR uses the following terms to describe the level of significance of impacts identified during the course of the environmental analysis:

**Significant Impact (S)**—A significant effect is defined by Section 15382 of the California Environmental Quality Act (CEQA) Guidelines as “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment ... [but] may be considered in determining whether the physical change is significant.” As defined in this EIR, a significant impact exceeds the defined significance criteria and will result in significant and unavoidable impacts, either with or without feasible mitigation.

**Significant and Unavoidable Impact (SU)**—Impact that exceeds the defined significance criteria and cannot be eliminated or reduced to a less-than-significant level through compliance with existing local, State, and federal laws and regulations and/or implementation of all feasible mitigation measures.

**Significant and Unavoidable Impact with Mitigation (SU/M)**— Impact that exceeds the defined significance criteria and can be reduced through compliance with existing local, State, and federal laws and regulations and/or implementation of all feasible mitigation measures, but cannot be reduced to a less than significant level.

**Potentially Significant Impact (PS)**—Impact that could exceed the defined significance criteria and, depending on circumstances, could be a significant impact.

**Less Than Significant Impact (LTS)**—Impact that does not exceed the defined significance criteria or would be eliminated or reduced to a less than significant level through compliance with existing local, State, and federal laws and regulations.

**Less Than Significant Impact with Mitigation (LTS/M)**—Impact that is reduced to a less than significant level through implementation of the identified mitigation measures. Project impacts are assessed in light of existing regulatory requirements that would serve to mitigate potential impacts. The effectiveness of existing regulations to mitigate potential impacts is often affected by discretionary requirements, site characteristics, and project features and design-level considerations that are not yet detailed. Because there is some discretion in how these regulations can be applied, for some impacts, these requirements are included as mitigation measures to outline the specific process by which the proposed Housing Elements will comply with these regulations.

**No Impact (NI)**—No adverse changes (or impacts) to the environment are expected.

## SUMMARY OF PROJECT ALTERNATIVES

Three alternatives to the proposed Housing Elements have been evaluated. The alternatives considered include the following:

1. Alternative A: The No Project/Continuation of 1990 Residence Element Alternative: CEQA Guidelines Section 15126.6(e)(3)(A) provides that “when the project is the revision of an existing land use or regulatory plan, policy or ongoing operation, the ‘no project’ alternative will be the continuation of the existing plan, policy or operation into the future.” Under Alternative A: the No Project/Continuation of 1990 Residence Element Alternative, the 1990 Residence Element policies would remain in effect and neither the proposed 2004 Housing Element nor the 2009 Housing Element policies would be implemented. Housing development in the City would continue as encouraged under the 1990 Residence Element. However, this alternative would assume the adoption of the Data and Needs Analysis and the updated RHNA allocation because for the Alternative to meet the project objectives of having a housing element that substantially complies with state housing element law, the proposed Housing Elements must meet the most recent regional housing needs assessment. This discussion would allow the decision-makers to compare the impacts of approving either the 2004 and 2009 Housing Elements with the impacts of not approving either of the proposed Housing Elements.

This EIR concludes that Alternative A could result in a *significant and unavoidable* impact to the City’s transit network and to historic resources. The EIR also concludes that with respect to noise, Alternative A could result in a *significant impact* that can be mitigated to *less than significant* with implementation of M-NO-1.

2. Alternative B: 2004 Housing Element–Adjudicated: This alternative includes the objectives, policies and implementation measures of the 2004 Housing Element excepting policies that were stricken by the court in the appeal of the 2004 Housing Element. Similar to Alternative A, this alternative would use the most recently identified RHNA allocation<sup>2</sup> and an updated Data and Needs Analysis.

This EIR concludes that Alternative B could result in a *significant and unavoidable* impact to the City’s transit network. The EIR also concludes that with respect to noise, Alternative B could result in a *significant impact* that can be mitigated to *less than significant* with implementation of M-NO-1.

3. Alternative C: 2009 Housing Element–Intensified: This alternative includes concepts that more actively encourage housing development through zoning accommodations. These concepts were generated based on ideas and alternative concepts raised over the course of outreach for the 2009 Housing Element preparation process, but which were ultimately not included. These concepts are intended to encourage housing by: 1) allowing for limited expansion of allowable building envelope for developments meeting the City’s affordable housing requirement on site with units of two or more bedrooms; 2) requiring development to the full allowable building envelope in locations that are directly on Transportation Effectiveness Project (TEP) rapid transit network lines; 3) giving height and/or density bonuses for development that exceeds affordable housing requirements in locations that are directly on TEP rapid transit network lines; 4) allowing height and/or density bonus for 100 percent affordable housing in all areas of the City except in RH-1 and RH-2 zones; and 5) granting of administrative variances (i.e. over the counter) for reduced parking spaces if the development is: a) in an RH-2 zoning district (allows for greater residential density); b) in an area where additional curb cuts would restrict parking in areas with parking shortages; or c) on a Transit Preferential Street.<sup>3</sup>

This EIR concludes that Alternative C could result in a *significant and unavoidable* impact to the City’s transit network. The EIR also concludes that with respect to noise, Alternative C could result in a *significant impact* that can be mitigated to *less than significant* with implementation of M-NO-1.

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<sup>2</sup> See above.

<sup>3</sup> Transportation Element, San Francisco General Plan.

**Table II-1  
Summary of Environmental Effects and Project Requirements/Mitigation Measures**

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
<b>Section V.B (Land Use and Land Use Planning)</b>			
<b>Impact LU-1:</b> The proposed Housing Elements would not conflict with applicable land use plans, policy, or regulations.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Impact LU-2:</b> The proposed Housing Elements would not have a substantial impact upon the existing character of the vicinity.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
The proposed Housing Elements would not change allowable land uses already permitted by the City's Planning Code, therefore the proposed Housing Elements would not physically divide an established community.	<b>NI</b>	No mitigation is required.	<b>NI</b>
<b>Section V.C (Aesthetics)</b>			
<b>Impact AE-1:</b> The proposed Housing Elements would not have a substantial adverse effect on a scenic vista.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Impact AE-2:</b> The proposed Housing Elements would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and other features of the built or natural environment which contribute to a scenic public setting.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Impact AE-3:</b> The proposed Housing Elements would not substantially degrade the existing visual character or quality of the site and its surroundings.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Impact AE-4:</b> The proposed Housing Elements would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>

**Table II-1  
Summary of Environmental Effects and Project Requirements/Mitigation Measures**

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
<b>Section V.D (Population and Housing)</b>			
<b>Impact PH-1:</b> The proposed Housing Elements would not 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).	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Impact PH-2:</b> The proposed Housing Elements would not displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Impact PH-3:</b> The proposed Housing Elements would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Section V.E (Cultural and Paleontological Resources)</b>			
<b>Impact CP-1:</b> The proposed Housing Elements would not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco Planning Code.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Impact CP-2:</b> The proposed Housing Elements would not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Impact CP-3:</b> The proposed Housing Elements would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Impact CP-4:</b> The proposed Housing Elements would not disturb any human	<b>LTS</b>	No mitigation is required.	<b>LTS</b>



**Table II-1  
Summary of Environmental Effects and Project Requirements/Mitigation Measures**

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
remains, including those interred outside of formal cemeteries.			
<b>Section V.F (Transportation and Circulation)</b>			
<b>Impact TR-1:</b> The proposed Housing Elements would not result in significant impacts related to traffic, pedestrians, bicycles, loading, emergency access, or construction areas. The proposed Housing Elements would result in a significant transit impact.	<b>SU</b>	No feasible mitigation has been identified.	<b>SU</b>
<b>Section V.G (Noise)</b>			
<b>Impact NO-1:</b> The proposed Housing Elements would not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels that would occur without the proposed Housing Elements.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Impact NO-2:</b> The proposed Housing Elements would not result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Impact NO-3:</b> The proposed Housing Elements would not result in substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the proposed Housing Elements.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Impact NO-4:</b> The proposed Housing Elements would not result in 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; nor would the proposed Housing Elements be substantially affected by existing noise levels.	<b>SI</b>	<b>Mitigation Measure M-NO-1: Interior and Exterior Noise</b>  For new residential development located along streets with noise levels above 75 dBA L <sub>dn</sub> , the Planning	<b>LTS/M</b>

**Table II-1  
Summary of Environmental Effects and Project Requirements/Mitigation Measures**

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
		<p>Department shall require the following:</p> <ol style="list-style-type: none"> <li>The Planning Department shall require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within two blocks of the project site, and including at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to completion of the environmental review. The analysis shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity. Should such concerns be present, the Department may require the</li> </ol>	

**Table II-1  
Summary of Environmental Effects and Project Requirements/Mitigation Measures**

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
		<p>completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained; and</p> <p>2. To minimize effects on development in noisy areas, for new residential uses, the Planning Department shall, through its building permit review process, in conjunction with noise analysis required above, require that open space required under the Planning Code for such uses be protected, to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. Implementation of this</p>	

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Summary of Environmental Effects and Project Requirements/Mitigation Measures**

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
		measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings, and implementation would also be undertaken consistent with other principles of urban design.	
The proposed Housing Elements would have no impact with respect to airport noise, or noise within the vicinity of a private airstrip.	NI	No mitigation is required.	NI
<b>Section V.H (Air Quality)</b>			
<b>Impact AQ-1:</b> The proposed Housing Elements would not conflict with the applicable air quality plan.	LTS	No mitigation is required.	LTS
<b>Impact AQ-2:</b> The proposed Housing Elements would not violate an air quality standard or contribute substantially to an existing or projected air quality violation.	LTS	No mitigation is required.	LTS
<b>Impact AQ-3:</b> The proposed Housing Elements would not expose sensitive	LTS	No mitigation is required.	LTS

**Table II-1  
Summary of Environmental Effects and Project Requirements/Mitigation Measures**

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
receptors to substantial pollutants.			
<b>Impact AQ-4:</b> The proposed Housing Elements would not create objectionable odors.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
The proposed Housing Elements would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).	<b>NI</b>	No mitigation is required.	<b>NI</b>
<b>Section V.I (Greenhouse Gas Emissions)</b>			
<b>Impact GH-1:</b> The proposed Housing Elements would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment and would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Section V.J (Wind and Shadows)</b>			
<b>Impact WS-1:</b> The proposed Housing Elements would not alter wind in a manner that substantially affects public areas.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Impact WS-2:</b> The proposed Housing Elements would not create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Section V.K (Recreation)</b>			
<b>Impact RE-1:</b> The proposed Housing Elements would not result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered park or recreational facilities, the	<b>LTS</b>	No mitigation is required.	<b>LTS</b>

**Table II-1  
Summary of Environmental Effects and Project Requirements/Mitigation Measures**

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives.			
<b>Impact RE-2:</b> The proposed Housing Elements would not physically degrade existing recreational resources.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Section V.L (Utilities and Service Systems)</b>			
<b>Impact UT-1:</b> The proposed Housing Elements would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Impact UT-2:</b> The proposed Housing Elements would not 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, and would result in a determination by the wastewater treatment provider that serves the project that it has adequate capacity to serve the project's projected demand.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Impact UT-3:</b> The proposed Housing Elements would not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Impact UT-4:</b> The proposed Housing Elements would have sufficient water supply available to serve the project from existing entitlements and resources and would not require new or expanded water supply resources or entitlements.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Impact UT-5:</b> The proposed Housing Elements would not be served by a landfill without sufficient permitted capacity to accommodate the project's	<b>LTS</b>	No mitigation is required.	<b>LTS</b>

**Table II-1  
Summary of Environmental Effects and Project Requirements/Mitigation Measures**

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
solid waste disposal needs.			
The proposed Housing Elements would not result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.	NI	No mitigation is required.	NI
The proposed Housing Elements would comply with federal, state, and local statutes and regulations related to solid waste.	NI	No mitigation is required.	NI
<b>Section V.M (Public Services)</b>			
<b>Impact PS-1:</b> The proposed Housing Elements would not result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection.	LTS	No mitigation is required.	LTS
<b>Impact PS-2:</b> The proposed Housing Elements would not result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered police facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police protection.	LTS	No mitigation is required.	LTS
<b>Impact PS-3:</b> The proposed Housing Elements would not result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable	LTS	No mitigation is required.	LTS

**Table II-1  
Summary of Environmental Effects and Project Requirements/Mitigation Measures**

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
service ratios or other performance objectives for schools.			
<b>Impact PS-4:</b> The proposed Housing Elements would not result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for libraries.	LTS	No mitigation is required.	LTS
<b>Impact PS-5:</b> The proposed Housing Elements would not result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered public health facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for any public health facilities.	LTS	No mitigation is required.	LTS
<b>Section V.N (Biological Resources)</b>			
<b>Impact BI-1:</b> The proposed Housing Elements would not have a substantial adverse effect on any candidate, sensitive, or special-status species; riparian habitat or other sensitive natural communities; federally protected wetlands; or interfere with the movement of species.	LTS	No mitigation is required.	LTS
<b>Impact BI-2:</b> The proposed Housing Elements would not conflict with any local policies or ordinances protecting biological resources nor would the proposed Housing Elements conflict with the provisions an adopted habitat conservation plan.	NI	No mitigation is required.	NI
The proposed Housing Elements would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish	NI	No mitigation is required.	NI



**Table II-1  
Summary of Environmental Effects and Project Requirements/Mitigation Measures**

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
and Game or U.S. Fish and Wildlife Service.			
The proposed Housing Elements would not 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.	NI	No mitigation is required.	NI
The proposed Housing Elements would not 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.	NI	No mitigation is required.	NI
<b>Section V.O (Geology and Soils)</b>			
<b>Impact GE-1:</b> The proposed Housing Elements would not expose people or structures to potential 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, including liquefaction, or landslides.	LTS	No mitigation is required.	LTS
<b>Impact GE-2:</b> The proposed Housing Elements would not result in substantial soil erosion or the loss of topsoil.	LTS	No mitigation is required.	LTS
<b>Impact GE-3:</b> The proposed Housing Elements would not locate housing on geologic unit or soil that is unstable, or that would become unstable as a result of the proposed Housing Elements, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.	LTS	No mitigation is required.	LTS
<b>Impact GE-4:</b> The proposed Housing Elements would not locate housing on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property.	LTS	No mitigation is required.	LTS

**Table II-1  
Summary of Environmental Effects and Project Requirements/Mitigation Measures**

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
<b>Impact GE-5:</b> The proposed Housing Elements would not substantially change the topography or any unique geologic or physical features of the site.	LTS	No mitigation is required.	LTS
The proposed Housing Elements would not locate housing on 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.	NI	No mitigation is required.	NI
<b>Section V.P (Hydrology and Water Quality)</b>			
<b>Impact HY-1:</b> The proposed Housing Elements would not violate any water quality standards, waste discharge requirements, or otherwise substantially degrade water quality.	LTS	No mitigation is required.	LTS
<b>Impact HY-2:</b> The proposed Housing Elements would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.	LTS	No mitigation is required.	LTS
<b>Impact HY-3:</b> The proposed Housing Elements would not 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, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or offsite.	LTS	No mitigation is required.	LTS
<b>Impact HY-4:</b> The proposed Housing Elements would not 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.	LTS	No mitigation is required.	LTS
<b>Impact HY-5:</b> The proposed Housing Elements could direct housing that	LTS	No mitigation is required.	LTS

**Table II-1  
Summary of Environmental Effects and Project Requirements/Mitigation Measures**

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
could be located within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map or place within a 100-year flood hazard area structures that would impede or redirect flood flows.			
<b>Impact HY-6:</b> The proposed Housing Elements would not 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.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Impact HY-7:</b> The proposed Housing Elements would not expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Section V.Q (Hazards and Hazardous Materials)</b>			
<b>Impact HZ-1:</b> The proposed Housing Elements would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Impact HZ-2:</b> The proposed Housing Elements would not 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.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Impact HZ-3:</b> The proposed Housing Elements would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	<b>LTS</b>	No mitigation is required.	<b>LTS</b>
<b>Impact HZ-4:</b> The proposed Housing Elements would not direct housing that could be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and,	<b>LTS</b>	No mitigation is required.	<b>LTS</b>

**Table II-1  
Summary of Environmental Effects and Project Requirements/Mitigation Measures**

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
as a result, they would not create a significant hazard to the public or the environment.			
<b>Impact HZ-5:</b> The proposed Housing Elements would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	LTS	No mitigation is required.	LTS
<b>Impact HZ-6:</b> The proposed Housing Elements would not expose people or structures to a significant risk of loss, injury or death involving fires.	LTS	No mitigation is required.	LTS
The City is neither within an airport land use plan area, nor within two miles of a public airport or public use airport, nor within the vicinity of a private airstrip. Therefore, the proposed Housing Elements would have no impact with respect to air traffic safety.	NI	No mitigation is required.	NI
<b>Section V.R (Mineral and Energy Resources)</b>			
<b>Impact ME-1:</b> The proposed Housing Elements would not encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner.	LTS	No mitigation is required.	LTS
The proposed Housing Elements would not 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.	NI	No mitigation is required.	NI
The proposed Housing Elements would not 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.	NI	No mitigation is required.	NI
<b>Section V.S (Agricultural and Forest Resources)</b>			
<b>Impact AG-1:</b> The proposed Housing Elements would not conflict with	LTS	No mitigation is required.	LTS

**Table II-1  
Summary of Environmental Effects and Project Requirements/Mitigation Measures**

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
existing zoning for agricultural use.			
The proposed Housing Elements would not conflict with a Williamson Act contract.	NI	No mitigation is required.	NI
The proposed Housing Elements would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.	NI	No mitigation is required.	NI
The proposed Housing Elements would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526).	NI	No mitigation is required.	NI
The proposed Housing Elements would not result in the loss of forest land or conversion of forest land to non-forest use.	NI	No mitigation is required.	NI
The proposed Housing Elements would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use.	NI	No mitigation is required.	NI

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