
2014 - 2022 Housing Element Update

Initial Study and Draft Negative Declaration

Prepared for the Town of Atherton
Planning Department
91 Ashfield Road
Atherton, CA 94027

Prepared by Neal Martin & Associates
751 Laurel Street, Suite 622
San Carlos, CA 94070

August 27, 2014

NEGATIVE DECLARATION
2014 - 2022 HOUSING ELEMENT UPDATE

Date August 27, 2014

Town of Atherton, San Mateo County

NAME OF PROJECT/DESCRIPTION

2014 - 2022 Housing Element Update The Proposed Project would provide additional incentives to increase development and occupancy of Second Dwelling Units and Internal Living Quarters in Atherton. During the 8 year planning period from 2014 to 2022 the Town is planning for the development of new additional dwelling units including conventional single family dwellings, second dwelling units and faculty and student housing at private schools in Town.

PROJECT PROPONENT

Town Of Atherton
91 Ashfield Road
Atherton, CA 94027

FINDING

It is hereby found, that the above named project will not have a significant effect on the environment.

INITIAL STUDY

An initial study of this project was undertaken and prepared in accordance with the Town's environmental guidelines for the purpose of ascertaining whether the project might have a significant effect on the environment. A copy of the initial study is on file with the Town of Atherton, Building Department, 91 Ashfield Road, Atherton, CA 94027 and by reference incorporated herein. Such initial study documents reasons to support the above finding.

Neal J. Martin
Planning Consultant

ENVIRONMENTAL CHECKLIST FORM

1. Project Title: 2014 - 2022 Housing Element Update

2. Lead Agency Name and Address: Town of Atherton
91 Ashfield Road
Atherton, CA 94027

3. Contact Person and Phone Number: Neal Martin, Planning Consultant (650) 752-0560

4. Project Location: Town of Atherton

5. Project Sponsor's Name and Address: City Council, Town of Atherton

6. General Plan Designation: Various

7. Zoning: Various

8. Description of Project: The Project is an update of the Atherton General Plan Housing Element for the planning period 2014-2022. The Housing Element revisions include update of population, employment and housing data, update of inventory of land suitable for residential development, analysis of constraints to the provision of housing, analysis of groups with special housing needs and proposed programs to facilitate the development of new housing.

9. Surrounding Land Uses and Setting: The Project area includes the entire Town of Atherton. The Town is bounded by the cities of Redwood City, Menlo Park, and Woodside and unincorporated areas of San Mateo County. The land use is primarily low density residential with a number of public and private schools interspersed. Most privately owned land in Atherton is developed.

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement): California Department of Housing and Community Development (HCD).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

PROJECT DESCRIPTION

The latest version of the Atherton Housing Element was adopted in 2010. This update is being completed in compliance with the California Planning and Zoning Law requiring the 2014-2022 Housing Element update.

The proposed Housing Element Update includes:

- An update of population, employment, income, housing and household characteristics in Atherton, using the latest U.S. Census data available.
- A current inventory of land suitable for residential development.
- An analysis of governmental and non-governmental constraints to the provision of housing and recommendations for ways of removing those constraints.
- An analysis of groups with special housing needs such as the elderly, disabled and large households.
- Programs designed to facilitate the development of new housing in order to meet the assigned Regional Housing Needs Allocation approved by the Association of Bay Area Governments. Those programs include second dwelling units, faculty and student housing at private schools, and subdivision and development of new parcels of land with market-rate housing.

Specifically, the proposed programs described in the Housing Element are:

- Market-rate Housing Construction- Private construction of market-rate single-family detached housing on existing or newly subdivided parcels within the Town. The program facilitates the construction of new single-family residences consistent with the above moderate housing needs objectives established by the Town. Approximately 3 new units are anticipated to be developed during the 2014-2022 planning period.
- Second Dwelling Unit Program – Currently second dwelling units, in addition to the main dwelling, are in the R-1A and R-1B zoning districts without a Conditional Use Permit. Second dwelling units may be attached or detached, may be up to 1,200 sq. ft. in size and may encroach into certain setbacks. Internal Living Quarters, separate living quarters in main dwellings but lacking full kitchen facilities, are also allowed in the R-1A and R-1B zoning districts without a Conditional Use Permit. A 2010 Zoning Ordinance amendment allows installation of full kitchen facilities in Internal Living Quarters, thereby making them Second Dwelling Units. It was found that almost all Second Dwelling Units and Internal Living Quarters were affordable to extremely low to moderate income households according to a recent Atherton survey. Approximately 40 new Second Dwelling Units are anticipated to be developed during the 2014-2022 planning period.
- Faculty and Student Housing at Private Schools- Approximately 11 new affordable residential units are proposed for faculty at Menlo School in the next planning period. Approximately 16 new affordable units are proposed for construction at Menlo College to be used for faculty and staff. Approximately 63 new affordable units are planned for construction for junior and senior student independent living at Menlo College in the next planning period.

Specific recommendations for revisions to the Town's goals, policies and programs are contained in the proposed Housing Element. The basic goals and policies of the Housing Element would not be changed from the currently adopted Element.

Potential environmental effects discussed in the initial study are based on the assumption that development in Atherton will proceed under the existing General Plan. Specific projects will require further environmental analysis, public review and hearings at such time as they are proposed for implementation.

SURROUNDING LAND USES AND SETTING

The project area includes the entire Town of Atherton, located approximately 35 miles south of San Francisco in rural and suburban portions of San Mateo County. The Town is bounded by the City of Redwood City and unincorporated areas of San Mateo County to the north and east, the City of Menlo Park to the south of the Town of Woodside and unincorporated areas of San Mateo County to the west. Atherton is situated between two major freeways: U.S. 101 and interstate 280. U.S. 101 and Interstate 280 are major north-south links between the cities of San Francisco and San Jose.

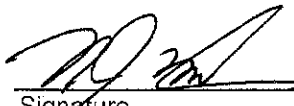
The land use is primarily low density residential with a number of public and private schools interspersed. Most privately owned land in Atherton is developed.

The topography of the Town is relatively flat east of Alameda de las Pulgas and with moderate slopes and hillside areas west of Alameda de las Pulgas. The Atherton Channel traverses the Town, and geological constraints are not uncommon in the hillside areas. Although no active faults are recorded within the Town, the San Andreas Fault is located west of Interstate 280 in the Town of Woodside. Therefore, hazards associated with earthquakes can occur in Atherton.

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on the 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 EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature For

8/27/2014

Date

Lisa Costa Sanders, Town Planner
Printed Name

Town of Atherton
For

EVALUATION OF ENVIRONMENTAL IMPACTS

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact	Source
I. AESTHETIC - Would the project:					
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	21
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"/>	5
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"/>	21
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"/>	21

AESTHETIC DESCRIPTION

a,b,c,d)

No Impact - The project is not located in a major viewshed, therefore, would not have a substantial adverse effect on a scenic vista. The project is not located within a state scenic highway. The project would not substantially degrade the existing visual character or quality of the site. The project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. The project would not permit any greater amount of building area than currently allowed. There would be no change in the building square footage or floor area permitted on a lot; or cumulatively, and no change in setbacks.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact	Source
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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 (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5
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"/>	5
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5

a-c) **No Impact** - There are no agricultural zones in the project vicinity.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact	Source
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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:

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"/>	26d
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	26d
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"/>	26d
d)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	27e
e)	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	27e

AIR QUALITY DESCRIPTION

- b) **Less than Significant Impact**- Increased housing can result in increased traffic and consequent impacts to air quality. The policies and programs contained in the Housing Element relate to the development of new single-family homes, second dwelling units and faculty and student housing that could increase the number of accessory living units within the Town. Since the Housing Element projects less than a 10% increase in the number of total dwelling units at scattered locations in Atherton resulting from complete implementation of the Plan, there does not appear to be a significant adverse impact to traffic or air quality.
- a,c-e) **No Impact** - The proposed project would not alter air movement, moisture, or temperature, or cause a temperature change. It would not expose sensitive receptors to substantial pollutant concentrations. It would not create objectionable odors affecting a substantial number of people. There would be no increase in permitted square footage of development. All Town streets operate below capacity as defined by the Highway Capacity Manual and are adequate to handle the increased traffic. No significant increase in traffic will result from the project.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant impact	No Impact	Source
IV. BIOLOGICAL RESOURCES - Would the project:					
a) Have a substantial adverse effect on 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 Services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5
b) 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 and Game or U.S. Fish and Wildlife Services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5
c) Have a substantial adverse effect on federally protected wetland as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, eetc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5
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"/>	5 & 6
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5

**BIOLOGICAL RESOURCES
DESCRIPTION**

- a-f) **No Impact** - The buildings and access drives contemplated as part of the proposed project are currently permitted by existing zoning. The proposed project would allow slightly larger buildings. It would not change the location where the buildings or access drives can be built. The identified sites suitable for residential development are all currently developed with buildings, structures, landscaping and pavement and, because of this, are highly unlikely to support any species identified as a candidate, sensitive or special status species. Local policies and State and federal regulations prohibit development on or near riparian habitat and other sensitive natural communities. The identified sites suitable for residential development are not near any federally protected wetlands nor would they interfere with the movement of any native resident migratory fish or wildlife species. There is no habitat conservation plan or natural community conservation plan existing in the project area. Any heritage tree in conflict with a new building or access drive would require Planning Commission approval and site specific analysis.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact	Source
V. CULTURAL RESOURCES - Would the project:					
a) Cause a substantial adverse change in the significant of a historical resource as defined in code 14064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	35
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 14064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	21
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	21
d) Disturb any human remains, including those interred outside formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	21

CULTURAL RESOURCES

a-d) **No Impact** - The identified sites suitable for residential development are not likely to be located within any sensitive archeological or paleontological resources, as they are presently developed. Therefore, no significant impacts to archaeological resources would be anticipated to occur upon implementation of the proposed project. There are no historical resources included in the identified sites suitable for residential development. The proposed project would not cause a physical change that would affect any known unique ethnic cultural values or restrict any existing religious or sacred uses within the project vicinity.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact	Source
VI. GEOLOGY AND SOILS - Would the project:					
a) Expose people or structures to potential substantial adverse effects, including the risk or loss, injury, or death involving:					
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 or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5, 23
ii) Strong seismic ground shaking.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5, 23
iii) Seismic-related ground failure, including	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5, 23
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5, 23
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5, 23
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"/>	23
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	23
e) 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"/>	23

GEOLOGY AND SOILS

- a) **No Impact** - According to the Atherton General Plan, the Town does not lie within any Alquist Priolo Special Study Zones, areas designated by the State as containing active faults. Therefore, the proposed project would not expose people to potential impacts involving surface rupture along known earthquake faults.

The Town is located in a seismically active region which has experienced many strong earthquakes. The westerly side of Town is approximately 0.5 miles and the easterly side of Town is approximately 5.0 miles east of the San Andreas fault. While there are no known active or potentially active faults within the Town of Atherton, it is subject to periodic, very strong earthquakes which originate either on the San Andreas or from the Hayward and Calaveras faults in the East Bay. The project site has the potential for seismic ground shaking and has experienced such hazards during the 1906 and 1989 earthquakes. The proposed new residences could be disrupted by strong seismic activity, however, this potential impact is avoided by design in accordance with the Uniform Building Code and Seismic Engineering Standards for the Bay Area Region.

The proposed project would neither result in nor expose people to potential impacts involving a seiche, tsunami, or volcanic hazard. USGS studies indicate that the Town has no susceptibility to seiches, tsunamis or volcanos.

Impacts from landslides or mudflows would not occur because the project is located on relatively flat land.

- b) **Less than Significant Impact** - The project has the potential for soil erosion and loss of topsoil. However, mitigation required by Town Ordinances including revegetation with native trees, shrubs and grasses will reduce the impact to less than significant.
- c-d) **No Impact** - The potential for subsidence, liquefaction or damage from expansive soils would be mitigated through appropriate design in accordance with the accepted Engineering Standards.
- e) **No Impact** - Septic tank/drain field wastewater disposal is not used in Atherton.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact	Source
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VII. GREENHOUSE GAS EMISSIONS -

Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) | Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

GREENHOUSE GAS EMISSIONS DESCRIPTION

- a) **Less than Significant Impact** - The additional housing units proposed in the Housing Element Update will not generate significant greenhouse gas emissions either directly or indirectly. The number of addition housing units is small; less than 10% of the total existing housing units in the Town. Most of the new housing units will be attached Second Dwelling Units located within new or remodeled single family homes. The size of single family houses, including Second Dwelling Units, is limited by the zoning ordinance. Therefore greenhouse gas emissions that may be produced from the new housing units will be a very small part of any development activity that occurs in the Town.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact	Source
VIII. HAZARDS AND HAZARDOUS MATERIALS -					
Would the project:					
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"/>	21
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	21
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"/>	21
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"/>	List per CAGC 65962.5
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"/>	15
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"/>	20
g) Impair implementation of or physical interference with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	13
h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13

HAZARDS AND HAZARDOUS MATERIALS DESCRIPTION

- a-c) **No Impact** - The proposed project would not utilize hazardous materials or generate hazardous waste. Construction activities would involve the standard use of fuels and lubricants for construction equipment, but would similarly not be expected to utilize hazardous materials or generate hazardous waste. Therefore, the proposed project would not be expected to pose any risk of accidental explosion or release of hazardous substances.

- d-f) **No Impact** - None of the identified sites suitable for residential development are included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Neither are any of the identified sites suitable for residential development located within territory covered by an airport land use plan nor within the vicinity of a private airstrip.

- g) **No Impact** - The project would not interfere with any emergency response or evacuation plans.

- h) **Less than Significant Impact** – For those identified sites suitable for residential development located west of Alameda de las Pulgas, and particularly along Walsh Road and its tributary streets, there is a potential for wild land fire. However, the condition is reduced to a less than significant impact because there are only 9 identified sites suitable for residential development in this vicinity and the residents and the Menlo Park Fire Protection District have developed an emergency response plan for this area in recognition of this potential.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact	Source
IX. HYDROLOGY AND WATER QUALITY - Would the project:					
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No ground water withdrawal proposed
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"/>	21
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 of 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"/>	21
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 checked="" type="checkbox"/>	<input type="checkbox"/>	4
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	21
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8

h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8
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"/>	8
j)	Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	23

HYDROLOGY AND WATER QUALITY

- a-d,f-g) **No Impact** - Wastewater generated by the project would be collected and discharged into the municipal wastewater disposal system and would therefore not violate any water quality standards. It would not involve depletion of ground water supplies, would slightly alter the existing drainage pattern but would not contribute runoff which would exceed the capacity of the storm drainage system. There are no areas in Town that lie within the 100-year flood hazard area. The additional residences would not impede or redirect flood flows. The project area is not subject to inundation by seiche, tsunami, or mudflow and there are no nearby dams.
- e) **Less than Significant Impact** - Atherton is located in the watershed of Atherton Creek (known locally as the Atherton Channel). The stream is intermittent and generally carries water only in the winter rainy period. Atherton Channel has been stabilized with riprap along various sections of the creek. Other sections remain natural. The Atherton Channel Drainage District is responsible for maintenance of the creek. Water quality in the Atherton Channel is potentially threatened by common urban pollutants in storm water runoff. The proposed Housing Element programs would not alter the quality or quantity of the runoff. All future development is required to comply with NPDES requirements. The proposed project would not increase allowable building square footage, coverage or change setbacks. It is possible that the proposed project could encourage greater use of less than full-time occupied buildings and construction of new buildings. At the time of new construction the building would need to meet current drainage and runoff requirements. In addition, all new residential development is required to retain water during storm peaks resulting in runoff equal to the undeveloped condition during storm conditions. No significant water quality or storm water impacts are anticipated as a result of the proposed Housing Element. Water capacity issues will be reviewed individually and cumulatively for specific projects.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact	Source
X. LAND USE AND PLANNING - Would the project:					
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5
b) Conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5
LAND USE AND PLANNING					
a-c) No Impact - The proposed project would conform to the adopted Atherton General Plan.					

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact	Source
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XI. MINERAL RESOURCES - Would the project:

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"/>	23
b)	Result in the loss of availability of a locally - important mineral resource recovery site delineated on a local general plan, specific	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	23

MINERAL RESOURCES DESCRIPTION

a-b) **No Impact** - The Town is located in an urban, developed area; therefore, no significant mineral deposits would be expected to occur within the vicinity.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact	Source
XII. NOISE - Would the project:					
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 checked="" type="checkbox"/>	<input type="checkbox"/>	5,21
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	21
c) A substantial permanent increase in ambient noise level in the project vicinity above the levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	21
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"/>	27f
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"/>	15, 21
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"/>	15

NOISE DESCRIPTION

- a) **Less Than Significant Impact** - Increased housing can result increased traffic and consequent impacts to noise levels. The policies and programs contained in the Housing Element could increase the number of living units within the Town. Since the Housing Element projects less than a 10% increase in the number of total dwelling units in Atherton, there does not appear to be a significant adverse impact in relation to traffic or noise. Also, future projects would need to be consistent with the General Plan and Noise Ordinance noise standards and thresholds.
- b-f) **No Impact** - The policies and programs contained in the Housing Element Update would not expose persons to or generate excessive ground borne vibration or noise levels. They would not increase the ambient noise level either permanently or temporarily. While there could be a slight increase in residential noise levels, additional noise is not the standard against which environmental effect must be measured. The standards relate to noise in excess of established standards, such as the Town's Noise Ordinance or Noise Element of the General Plan. It is not expected that occupants of a second unit or internal living quarter would generate any more noise at any one time than the occupants of a main building. The noise generated by a single unit – usually including voices and residents' cars – does not typically approach the levels prohibited by the Noise Ordinance or found unacceptable in the Noise Element. Noise levels in excess of the noise ordinance; for example, due to loud parties, would be illegal and likely to generate complaints. Temporary noise associated with new construction is currently regulated by the Atherton Noise Ordinance. The "Length of Construction" Ordinance insures that construction occurs within a reasonable length of time. The Town is not located within an airport land use plan area nor is it in the vicinity of a private airstrip.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact	Source
XIII. POPULATION AND HOUSING - Would the project:					
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5, 31
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5

POPULATION AND HOUSING DESCRIPTION

a-c) **Less than Significant Impact** - The population of Atherton was approximately 7,194 in the year 2000, according to the 2000 U.S. Census. The effect of the proposed changes is not likely to substantially increase the number or size of living units in the City. Atherton population is projected by ABAG to increase by approximately 100 between the years of 2000 and 2010. ABAG states that there are approximately 2.9 people per household. The Housing Element contains projections that approximately 93 new housing units would be needed. If all of these units were constructed in Atherton the result would be less than a 10% increase in the number of total dwelling units in the Town. Therefore the project would not substantially affect population growth or exceed regional or local population projections.

A program in the Housing Element calls for rehabilitation or reconstruction of faculty housing at Menlo School and Menlo College. Approximately 27 units are planned to be rehabilitated or reconstructed. All replacement units would continue to be located on campus. Residents would remain living in the existing units until new units were available. This is considered a less than significant impact.

The proposed project involves in-fill housing where infrastructure and services are existing and available.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact	Source
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XIV. PUBLIC SERVICES - Would the project:

a) 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 services rations, response times or other performance objectives for any of the public services.

i. Fire protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9
ii. Police protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13
iii. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	14
iv. Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	36
v. Other Public Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	21

PUBLIC SERVICES DESCRIPTION

a) i. **Less Than Significant Impact** - Menlo Park Fire Protection District currently reviews second dwelling units and internal living quarters as residential occupancy structures (UBC occupancy category R3) that must meet the Fire Code regulations for access and water supply. District representatives have stated that continued development of second dwelling units in Atherton would have very little effect on the District because they constitute a very small portion of the urbanized area served by the District. No additional personnel, equipment or facilities would be required by the project.

a) ii - v. **Less Than Significant Impact** - The proposed project involves in-fill housing where infrastructure and services are existing and available.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact	Source
XV. RECREATION - Would the project:					
a)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	36
b)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No recreation facilities included in project

RECREATION DESCRIPTION

a-b) **No Impact** - The proposed project involves minor increases in population growth and would not increase the demand for neighborhood or regional parks or other recreational facilities because it would not affect population growth or distribution. Adequate recreation facilities exist to meet current and anticipated demand. There are no public recreational facilities located in Town that could be adversely impacted by the project.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact	Source
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XVI. TRANSPORTATION/TRAFFIC - Would the project:

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 checked="" type="checkbox"/>	<input type="checkbox"/>	21
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"/>	21
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"/>	15
d)	Substantially increase hazards due to a design feature (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"/>	21
e)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	21
f)	Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	21
g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5

**TRANSPORTATION/TRAFFIC
DESCRIPTION**

- a) **Less than Significant Impact-** Proposed Housing Element programs will not significantly impact Atherton traffic, parking or circulation. While each new dwelling unit will generate additional traffic (7 - 10 trips per day per dwelling unit), the new units would be scattered throughout the Town and would not significantly impact any particular area or neighborhood. However, specific projects will be reviewed for their cumulative impact on the Town's circulation system.
- b-g) **No Impact-** The policies and programs contained in the Housing Element Update would not exceed the Level of Service (LOS) standard established by the County Congestion Management agency for designated roads or highways. The proposal would generate more traffic but it would be equally distributed throughout Town so the percentage on any one street would be minimal. Most intersections in Atherton operate at LOS "A" or "B" and the minimal traffic added by the proposal would not be expected to degrade the LOS at intersections to any significant degree. Most parking would occur on private property so there would not be much impact on the streets. They would not result in a change to air traffic patterns. They would not increase hazards due to design features, nor result in inadequate emergency access or inadequate parking capacity. They would not conflict with adopted policies, plans or programs supporting alternative transportation.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact	Source
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XVII.	UTILITIES & SERVICE SYSTEMS - Would the project:					
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"/>	4
b)	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"/>	10
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"/>	10
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"/>	9
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"/>	10
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"/>	21
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"/>	5

**UTILITIES & SERVICES SYSTEMS
DESCRIPTION**

- a-g) **No Impact** - The proposed project would not result in a need for new systems or supplies or substantial alterations to power and natural gas, communications, water treatment or distribution facilities, sewer, storm water drainage, solid waste disposal or water supplies, which will continue to be provided by the existing service providers.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact	Source	
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE						
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 a 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 pre-history?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	21
b)	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 checked="" type="checkbox"/>	<input type="checkbox"/>	21
c)	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 checked="" type="checkbox"/>	<input type="checkbox"/>	21

MANDATORY FINDINGS OF SIGNIFICANCE DESCRIPTION

- a) **No Impact** - The project would not degrade the quality of the environment. The project would not substantially reduce the habitat of a fish or wildlife species or cause such species to drop below self-sustaining levels. The project would not reduce the number or restrict the range of a rare or endangered plant or animal. Historic or prehistoric resources are not present in the project vicinity.

- b) **Less than Significant Impact** - The Housing Element policies and programs do not have environmental impacts that are cumulatively significant. The Element includes methods of meeting state mandated housing numbers, but does not include or imply approval of any specific project. Town Staff will undertake individual and cumulative environmental analyses of specific projects if they are initiated by the developer or property owner. The Element will assist Staff in such cumulative analyses by outlining development possibilities and providing a preliminary general overview of potential development impacts to resources, services and transportation systems.

It is important to note that, the California Environmental Quality Act generally exempts in-fill development projects and certain affordable housing projects from environmental review.

SOURCES

1. California Environmental Quality Act (CEQA)
2. State Planning and Zoning Law
3. Subdivision Map Act
4. National Pollution Discharge Elimination System (NPDES) Permit
5. General Plan
6. Municipal Zoning Code
7. Specific Plan
8. Composite Flood Hazard Areas - HUD National Flood Insurance Program
9. Menlo Park Fire Protection District
10. City Engineer
11. City Planner
12. Geologic Consultant
13. Police Department
14. School District
15. Airport Land Use Committee Plans
16. Project Plans and Reports
17. Soils Report
18. Environmental Impact Report
19. Environmental Checklist
20. Field Inspection
21. Experience with other projects of this size and nature
22. Aerial Photography
23. USGS Data Contribution
24. USGS Quadrangle Maps
25. San Mateo County Rare and Endangered Species Maps
26. Federal Environmental Standards
 - a) Water Quality Standards 40 CFR 120
 - b) Low-Noise Emission Standards 40 CFR 203
 - c) General Effluent Guidelines & Standards 40 CFR 401
 - d) National Primary & Secondary Ambient Air Quality Standards 40 CFR 50
27. State Federal Environmental Standards
 - e) Ambient Air Quality Standards
 - f) Noise Levels for Construction Equipment
28. Williamson Act Maps
29. Bay Area Air Pollution Control District Air Pollution Isopleth Maps
30. California Natural Areas Coordinating Council Maps
31. Census
32. City Geological Map
33. Phase 1 Preliminary Environmental Site Assessment
34. Traffic Statement
35. Historical Resource Inventory
36. Parks and Recreation Department
37. Draft Housing Element

MITIGATION MEASURES

No Mitigation Measures are Proposed or Required

LIST OF PREPARERS

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