

# Plumas County General Plan Update

*July 2013*



*Photograph: Kristi Jameson*

## CEQA Findings and Statement of Overriding Considerations



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# 2035 PLUMAS COUNTY GENERAL PLAN UPDATE

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## CEQA Findings and Statement of Overriding Considerations

### Introduction

The project consists of an update to Plumas County’s (County’s) existing general plan (also referred to as the 2035 General Plan Update, the “proposed project” in the Final EIR, the updated general plan, or the General Plan update). The proposed project updates and reorganizes the County’s general plan policies and documents as described below. The 2035 General Plan Update will serve as a “blueprint” for growth; that is, it establishes the general pattern of land use and adopts goals and policies to guide the County in future land use decision-making for the unincorporated area of the County. The goals and policies established by the 2035 General Plan Update address a range of related topics, including, but not limited to Land Use, Water Resources, Air Quality, Flooding, Public Safety (i.e., wildfire hazards, law enforcement, fire service, etc.), Open Space and Conservation, and Traffic (See Draft EIR Section 3.0, “Project Description”, for further details).

Plumas County is the lead agency as defined in the California Environmental Quality Act (CEQA). (Public Resource Code §21067).

The “Final EIR” for the proposed project, also referred to as the “Final EIR” (FEIR) or “Final Environmental Impact Report” for the proposed project (SCH#2012012016) evaluates the environmental effects associated with implementation of the 2035 General Plan Update. The Final EIR serves as an informational document for public agency decision-makers and the general public regarding the environmental effects of the proposed project and identifies feasible mitigation measures (referred to as “Required Additional Mitigating Policies and Implementation Measures”) and alternatives that would reduce or eliminate significant impacts of the proposed project.

The Final EIR is the primary reference document for the development and implementation of a mitigation monitoring plan for the proposed project. Environmental impacts cannot always be mitigated to a level that is considered less than significant. In accordance with the CEQA Guidelines (Cal. Code Regs., tit. 14, section 15000 et seq.), if a lead agency approves a project that has significant impacts that are not substantially mitigated (i.e., significant unavoidable impacts), the agency shall state in writing the specific reasons for approving the project based on the final CEQA documents and any other information in the public record for the project. (CEQA Guidelines,

section 15093, subd. (b.). This is called a “statement of overriding considerations”. (CEQA Guidelines, Section 15093.)

The Final EIR consists of the following contents:

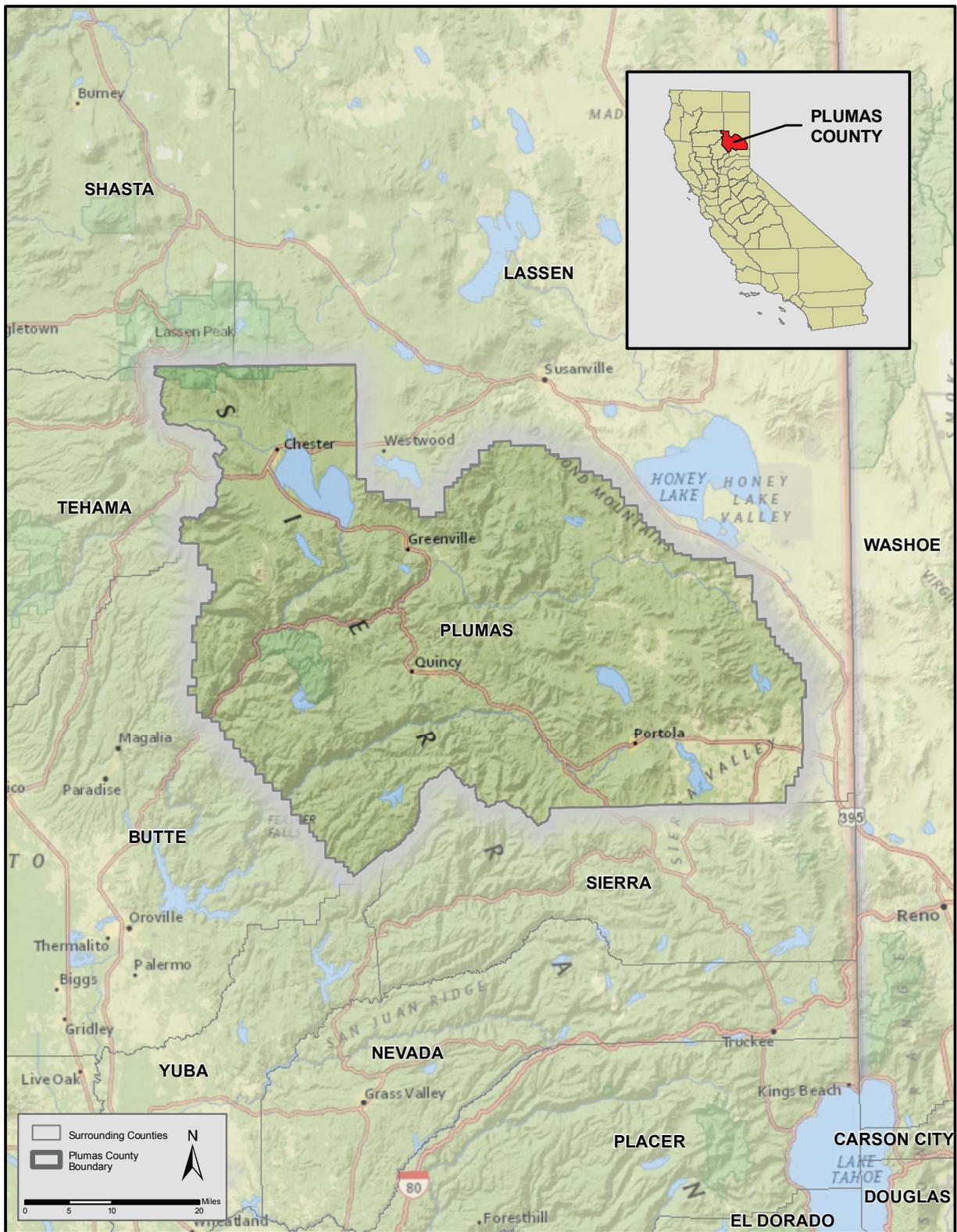
- **Chapter 1, “Introduction”**, discusses the purpose of this document, public review process, CEQA requirements, and use of this document.
- **Chapter 2, “Comments on the Draft EIR”**, includes a copy of each of the comment letters received during the review period from November 19, 2012 to January 11, 2013. The individual comment letter numbers correspond to those responses provided in Chapter 3.
- **Chapter 3, “Responses to Comments on the Draft EIR”**, contains the written responses to the individual comments received during the public review period for the Draft EIR along with written responses to those comments.
- **Chapter 4, “Minor Revisions to the Draft EIR”**, contains minor changes and edits to the text of the Draft EIR made in response to the comments. These changes correct minor errors and provide clarifications and amplifications to the information previously provided; the changes do not constitute significant new information or result in any new significant impacts.
- **Chapter 5, “Report Preparation”**, identifies the persons, firm, and/or agencies that contributed to preparation of the Final EIR.
- **The Draft EIR dated November 2012**. Revisions contained in the chapters above preempt language contained in the Draft EIR.

This document includes the CEQA Findings, consistent with CEQA Guidelines Section 150901, and includes the Statement of Overriding Considerations, consistent with CEQA Guidelines Section 15093.

## Project Description Summary

### Project Setting and County Boundaries

The County of Plumas is located in northern California (**Figure 1**). The County is bordered on the north by Lassen and Shasta Counties, on the west by Tehama and Butte Counties, on the south by Sierra and Yuba Counties, and on the east by Lassen County. The County is approximately 2,610 square miles in area. The County is located in the northernmost portion of the Sierra Nevada mountain range and the southernmost portion of the Cascade mountain range. Thus, most of the County is characterized as mountainous terrain, interspersed with valleys. Approximately 65 percent of the land in Plumas County is National Forest land owned and managed by the U.S. Forest Service. The remainder of the County land is mostly in private ownership. The County includes one incorporated City, the City of Portola. The primary geographic extent (Study Area) of the environmental analysis included in this Draft EIR for the proposed project is the entire County, excluding the City of Portola.



SOURCE: National Geographic World Map; PC Framework Data, 2013

Plumas County General Plan Update EIR Findings/SOC . 208739

**Figure 1**  
Regional Location

## Summary of the Proposed Project

The general plan is a state-required legal document (Government Code Section 65300) that provides policy guidance and mandates to local elected officials when making determinations pertaining to the allocation of resources and the future physical form and character of development. General plans shall be “periodically review [ed], and revise [d], as necessary.” (Government Code section 65103.) The County’s existing General Plan was adopted in 1984. This plan has not been comprehensively updated since its adoption, although amendments have occurred over the past several years. Because much of the data, analyses, and policies in the existing General Plan do not reflect the current conditions in the County, a comprehensive update of the General Plan was necessary to accommodate future development in Plumas County.

## General Plan Organization

Plumas County intends to adopt all of the state-mandated general plan elements, as well as several optional elements as part of this general plan update. Since the County has a certified Housing Element for the 2007 to 2013 planning cycle, this element will not be updated until the next housing planning cycle (2014 to 2019). The 2035 Plumas County General Plan Update has been developed consistent with the policies in the current Housing Element. The other elements contained in the Goals and Policies Report are listed below.

### ***Land Use Element***

The Land Use Element designates the type, intensity, and general distribution of uses of land for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other categories of public and private uses. It is the guide to the physical form of the County and must be correlated with the Circulation Element. The Land Use Map is supported by descriptions of allowed uses and development densities for each land use designation. These descriptions (see below) provide a link between the project objectives and the proposed land use map (also see below). For Plumas County, the Land Use map also identifies areas for potential future expansion or growth. The Land Use Element also guides coordination and planning with other jurisdictions, such as the City of Portola, the United States Forest Service and the United States Military to avoid incompatible uses.

### ***Noise Element***

The Noise Element identifies and appraises noise problems within the County and the “noise contours” required in the element “shall be used as a guide for establishing a pattern of land uses in the land use that minimizes the exposure of community residents to excessive noise.” The Noise Element addresses potential noise-related issues within the County, as well as methods of limiting noise exposure to communities and natural resource areas. Programs and policies developed in the General Plan include protection of noise-sensitive land uses, consideration of noise impacted areas, and noise associated with airports.

### ***Circulation Element***

The Circulation Element is correlated with the Land Use Element and identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals and other local public utilities and facilities. The Circulation Element provides a plan to guide the County's efforts relating to the movement of people, goods, energy, and other commodities. Topics of discussion include roads and highways, public transit, non-motorized transit including bicycles and pedestrians, rail, air, and movement of goods.

### ***Economics Element***

The Economic Element, which is the first optional General Plan element, provides policy guidelines for the economic stability and development of the County. Topics of discussion included in this element are policies that support economic development programs, construction of infrastructure, communication and energy facilities, agriculture, forest industries, recreation and tourism.

### ***Public Health and Safety Element***

The primary purpose of the Public Health and Safety Element is to establish policies and programs to protect the County from risks associated with seismic, geologic, flood and wildfire hazards. It is the intent of this section to craft programs and policies that reduce the risk of death, injury, property damage, and the economic and social dislocation related to the above hazards. This element has also included policies that address the goal of sustaining healthy communities.

### ***Conservation and Open Space Element***

The Conservation Element addresses the conservation, development, and use of natural resources, including water, forests, soils, rivers and mineral deposits. The Open Space Element details plans and measures for the long-range preservation and conservation of open space lands, including open space for the preservation of natural resources, the managed production of resources, outdoor recreation, and public health and safety. As is allowed under State law, the Conservation and Open Space elements are combined to produce element seven. Issues such as agriculture, forestry, and water are typically addressed in Conservation and/or Open Space element(s). Plumas County has elected to address these issues in separate element sections. The Conservation and Open Space Element provides guidance for the conservation, development, and utilization of natural resources and open space land within the County. Specifically included in this section are policies pertaining to biological resources, mineral and soil resources, cultural and historic resources, scenic resources, parks and recreation, trails and bikeways, air quality, climate change, energy conservation and open space resources in general.

### ***Agriculture and Forestry Element***

In addition to the Open Space and Conservation Element, and due to the importance of agricultural and forestlands in Plumas County, an Agriculture and Forestry Element has been prepared to discuss in more detail these two important resources. This element is the second optional element of the Plan. The topics of discussion within the policies include productive use

of resource lands, conversion of agriculture and forest lands, promotion of healthy competitive farm, ranch and forestry economies and sustainable food systems, water quality and quantity for agriculture, education and awareness of the importance of agriculture and forestry, support of infrastructure creation and management of greenhouse gas (GHG) emissions.

### ***Water Element***

The third optional element contained in the Plumas County General Plan Update is the Water Element. Plumas County is almost entirely contained within the Feather River Watershed and makes up approximately 72% of the land area of the watershed. The value that good policy and management practices for this watershed bring to the rest of California through ecosystem services cannot be underestimated, given that the Feather River supplies the State Water Project (SWP), which serves many millions of Californians. Protecting water quality and quantity for local economic sustainability is also important. The topics discussed in this element include water quality and quantity, watershed management, climate change, public water supplies, agriculture and forestry, recreation, hydropower generation and wastewater and storm water management.

## **Project Objectives**

A large amount of public input has been associated with development of the proposed project. Public workshops, visioning sessions and surveys have included full-time and part-time residents. The purpose of these efforts has been to solicit input and, based on that input, (i) define what is important to residents, (ii) determine if there a common vision for Plumas County, and (iii) identify the issues that should be emphasized through new goals and policies to be developed for the updated GPU.

In 2002, the Plumas Vision 2020 report was published. This report summarized a public process that included more than thirty community meetings and surveys distributed around the county and mailed to part-time residents. More than 1000 surveys were completed and returned. Based on this feedback, seven topic areas were identified and, with additional public input, the following seven vision goals were developed:

- To promote a future for Plumas County citizens in which land use decisions balance social, economic, and natural resource health.
- To improve the health and well-being of all Plumas County residents.
- To create and retain jobs, and reinvest wealth through our economy, community and natural resources.
- To increase the communications and technology capability of Plumas County to function successfully in the 21st century.
- To provide a range of facilities, programs and activities for the health and enjoyment of residents and visitors.
- To preserve and promote a rich environment of arts, culture and heritage in Plumas County into the 21st century.

- To recognize the well-being of local youth as fundamental to the health of the community as a whole.

The Plumas County Board of Supervisors reinstated the Planning Commission in March of 2005 in order to update the existing General Plan. In 2006 and 2007 a round of surveys now associated with the proposed project were administered by the Planning Commission across Plumas County with the intent to inform and solicit a broad perspective on the concerns and opinions of the public. The results confirmed the previous process outcomes and identified common community issues of importance.

Both full-time and seasonal residents identified preserving open space, addressing water quality and erosion control, and managing growth as their top three issues of importance to be addressed in the proposed project.

With this background information, the objectives of the proposed project were developed to achieve the following:

- Achieve a comprehensive update to the County's General Plan that reflects the current values and vision of the community and reflects the latest legal, statutory, scientific, and technical changes and advances;
- Directs new development to Planning Areas to support future economic growth and facilitate the efficient provision of new infrastructure and public services;
- Reinforce the vitality, local economy, and individual character of existing communities, while ensuring the continued viability of timber and agricultural production and the preservation of the County's scenic and environmental resources;
- Results in land use patterns that accommodate the most recent population growth, housing, and employment projections in an orderly manner that minimizes environmental impacts as feasible while meeting the County's obligations under California Planning Law to provide housing for all income levels;
- Ensure that development accounts for physical constraints and the natural hazards of the land;
- Minimize public costs of infrastructure and services and correlate their timing with new development; and
- Preserve the larger watershed area to conserve limited water supplies for current and projected future uses, including urban, rural, and agricultural uses.

## Procedural Compliance with CEQA

### Environmental Review and Public Participation

The Draft EIR was circulated for public review on November 19, 2012 through January 2, 2013 (45-day public review period) and extended to January 11, 2013. The Final EIR has been prepared for the County in accordance with CEQA and the CEQA Guidelines. As allowed for in CEQA Guidelines § 15084(d) (2), the County retained a consultant to assist with the preparation of the environmental documents. The County, as the lead agency, has directed preparation of the EIR,

reviewed all material prepared by the consultant, and such material reflects the County's independent judgment. The key milestones associated with the preparation of the EIR are summarized below. In addition, an extensive public involvement and agency notification effort was conducted to solicit input on the scope and content of the EIR and to solicit comment on the results of the environmental analysis presented in the Draft EIR. In general, the preparation of the EIR included the following key steps and public notification efforts:

- **The 2012 Notice of Preparation (NOP).** The County formally initiated the environmental process with circulation of an NOP, which was sent to responsible agencies and interested individuals for a 30-day review period from January 9, 2012 to February 8, 2012. While an initial study was not included as part of the NOP, the NOP identified the likely potential environmental impacts that should be studied in the EIR. A public scoping meeting was held in Quincy at the Mineral Building of the Plumas-Sierra County Fairgrounds on January 12, 2012. A follow-up public workshop was also held on May 17, 2012 to further discuss the range of alternatives. The NOP and a summary of the comments received during the 30-day review period are provided in the Draft EIR (Draft EIR, Appendix A).
- **The 2012 Draft EIR.** In November 2012, the County published the 2035 Plumas County General Plan Update Draft Environmental Impact Report (Draft EIR). The 2012 Draft EIR assessed the environmental implications of implementing the proposed project. The Draft EIR was circulated for public review and comment for 45 days (November 19, 2012 through January 2, 2013) and extended to January 11, 2013 to allow for maximum public involvement and input.
- **The 2013 proposed Final EIR.** A total of 31 comment letters were received on the Draft EIR during the public review period from November 19, 2012 to January 2, 2013. Letters received from government and local agencies accounted for 8 of the total comment letters received. County to publish a Final EIR on or about June 26, 2013, which included: a list of persons, organizations, and public agencies commenting on the Draft EIR; the County's written responses to all significant environmental points raised in the comments; changes to the text of the Draft EIR made in response to comments; and other revisions and clarifications.
- **2013 Planning Commission Recommendations.** The Final EIR was reviewed by the Planning Commission in a duly noticed public hearing held on July 18, 2013. On July 18, 2013, the Planning Commission adopted a resolution containing its written recommendations to the Board of Supervisors to certify the proposed Final EIR (Planning Commission Resolution 2013-1) and to adopt the project as modified in the Final EIR, the revisions to the project as recommended by Staff, which address minor changes to the project that do not cause changes that require a recirculation of the Draft EIR.

## Record of Proceedings

For the purposes of CEQA, and these findings, the administrative record for the proposed project consists of those items listed in Public Resources Code section 21167.6, subdivision (e). The record of proceedings for the Board's decision on the proposed project consists of the following documents, at a minimum:

- The General Plan Briefing Report (2011);

- The NOP (January 2012) and all other public notices issued by the County in conjunction with the proposed project;
- The Draft Environmental Impact Report for the 2035 Plumas County General Plan Update and Technical Appendices (November 19, 2012 through January 11, 2013);
- All comments submitted by agencies or members of the public during the extended 54-day comment period on the Draft EIR (November 19, 2012 through January 11, 2013);
- All comments and correspondence submitted to the County with respect to the proposed project, in addition to timely comments on the Draft EIR;
- The Final Environmental Impact Report for the 2035 Plumas County General Plan Update, including comments received on the Draft EIR and responses to those comments (June 2013);
- The mitigation monitoring plan for the proposed project;
- All findings and resolutions adopted by the Board of Supervisors in connection with the proposed project, and all documents cited or referred to therein;
- All reports, studies, memoranda, maps, staff reports, or other planning documents relating to the proposed project prepared by the County, consultants to the County, or responsible or trustee agencies with respect to the County's compliance with the requirements of CEQA and with respect to the County's action on the proposed project;
- All documents submitted to the County (including the Planning Commission and Board of Supervisors) by other public agencies or members of the public in connection with the proposed project, up through the close of the public hearing on the Final EIR;
- Any minutes and/or verbatim transcripts of all information sessions, public meetings, and public hearings held by the County in connection with the proposed project;
- Any documentary or other evidence submitted to the County at such information sessions, public meetings and public hearings;
- All resolutions adopted by the County regarding the proposed project, and all staff reports, analyses, and summaries related to the adoption of those resolutions;
- Matters of common knowledge to the County, including, but not limited to Federal, State, and local laws and regulations;
- Any documents expressly cited in these findings, in addition to those cited above; and  
Any other materials required for the record of proceedings by Public Resources Code section 21167.6, subdivision (e).

The official custodian of the record is the County of Plumas Planning Department. The documents and other materials, which constitute the record of proceedings for the County's approval of this project, are located at the County of Plumas Planning Department Offices located at 555 Main Street, Quincy, CA, 95971.

## **Mitigation Monitoring and Reporting Programs**

A Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the proposed project, and has been approved by the Board of Supervisors by the same resolution that has adopted these findings. (See Pub. Resources Code, § 21081.6, subd. (a)(1); CEQA Guidelines, § 15097.) The County will use the MMRP to track compliance with the proposed project mitigation measures. The MMRP has been published as a stand-alone document.

# Environmental Impacts and Findings

## CEQA Requirements

Public Resources Code section 21002 provides that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects. The required procedures are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects. In the event that specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof. (Public Resources Code §21002.)

The requirements set forth in Public Resources Code section 21002 are implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. (See Pub. Resources Code section 21081, subd. (a); CEQA Guidelines, section 15091, subd. (a).)

The EIR included a detailed analysis of impacts in multiple environmental disciplines, analyzing the proposed project and alternatives, including a No Project Alternative. The EIR discloses the environmental impacts expected to result from development anticipated under the proposed project. Where possible, mitigation measures were identified to avoid or minimize significant environmental effects. The mitigation measures identified in the EIR are measures proposed by the lead agency, responsible or trustee agencies or other persons that were not included in the proposed project but could reasonably be expected to reduce adverse impacts if required as conditions of approving the proposed project, as required by CEQA Guidelines § 15126.4(a)(1)(A). Public Resources Code section 21061.1 defines "feasible" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors." CEQA Guidelines section 15364 adds another factor: "legal" considerations. (See also *Citizens of Goleta Valley v. Board of Supervisors "Goleta II"* (1990) 52 Cal.3d 553, 565.)

The concept of "feasibility" also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project. (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 410, 417.) "[F]easibility' under CEQA encompasses 'desirability' to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, and technological factors." (Id.; see also *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 715.) Alternatives and mitigation measures may also be determined to be infeasible if they do not "fully satisfy the objectives associated with a proposed project" or are "undesirable from a policy standpoint." (*California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal.App.4th 957.)

With respect to a project for which significant impacts are not avoided or substantially lessened, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the

agency found that the project's "benefits" rendered "acceptable" its "unavoidable adverse environmental effects." (CEQA Guidelines, sections 15093, 15043, subd. (b); see also Pub. Resources Code, section 21081, subd. (b).)

The California Supreme Court has stated, "[t]he wisdom of approving . . . any development project, a delicate task which requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply it simply requires that those decisions be informed, and therefore balanced." (*Goleta II*, 52 Cal.3d at p. 576.)

These findings set forth the evidentiary and policy basis for the Board of Supervisors' decision to approve the proposed project in a manner consistent with the requirements of CEQA.

Pursuant to Public Resources Code § 21081 and CEQA Guidelines §15091, no public agency shall approve or carry out a project for which a Final EIR has been certified which identifies one or more significant effects on the environment that would occur if the project is approved or carried out unless the public agency makes one or more of the following findings with respect to each significant impact:

1. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.
2. Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
3. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.

The County has made one or more of these specific written findings regarding each significant impact associated with the proposed project. Those findings are presented below in **Table 1**, along with a presentation of facts in support of the findings.

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
<b>Land Use and Aesthetics</b>				
<b>Impact 4.1-1:</b> The proposed project could divide the physical arrangement of an established community.	Less-than-Significant	No mitigation measures required.	<b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation. <b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.1, the primary purpose of the updated general plan is to ensure that future development follows a consistent and orderly pattern that does not physically divide the arrangement of an established community. Implementation of proposed updated general plan policies described in the Draft EIR (pages 4.1-11 through 4.1-12) will reduce potential land use impacts to a less-than-significant level. Because this impact is less than significant, no additional mitigation measures are required.	Less-than-Significant
<b>Impact 4.1-2:</b> The proposed project could conflict with other applicable adopted land use plans.	Less-than-Significant	No mitigation measures required.	<b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation. <b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.1, the project as proposed ensures consistency with other applicable regional plans governing land uses in Plumas County. Additionally, the project ensures that existing and future land uses function without imposing a nuisance, hazard, or unhealthy condition upon adjacent uses. The proposed updated general plan policies will ensure consistency with other applicable adopted land use plans (such as the Comprehensive Airport Land Use Plan, etc.). (Draft EIR pages 4.1-13 through 4.1-15) Implementation of proposed updated general plan policies described in the Draft EIR (pages 4.1-13 through 4.1-15) will reduce potential land use impacts associated with land use conflicts with applicable adopted land use plans to a less-than-significant level. Because this impact is less than significant, no additional mitigation measures are required.	Less-than-Significant
<b>Impact 4.1-3:</b> The proposed project could substantially degrade the existing visual character or quality of the site and its surroundings.	Less-than-Significant	No mitigation measures required.	<b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation. <b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.1, the policies have been designed to maintain the visual quality of the County's unique "built" environment. For example, Policy 5.6.11 promotes retail development with community areas that conforms and helps maintain the vitality of historic downtown areas. Policy COS-7.5.1 requires the County to encourage the continued historic preservation and revitalization of housing and business sectors within the County. Implementation of proposed updated general plan policies described in the Draft EIR (pages 4.1-15 through 4.1-17) will reduce potential scenic	Less-than-Significant

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
			vista impacts to a less-than-significant level. Because this impact is less than significant, no additional mitigation measures are required.	
<p><b>Impact 4.1-4:</b> The proposed project could have a substantial adverse effect on a scenic vista or substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.</p>	<p>Less-than-Significant</p>	<p>No mitigation measures required.</p>	<p><b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.1, new development by itself could potentially result in adverse impacts to scenic vistas and resources. Development associated with the proposed project would result in new development throughout the 5 geographic areas that comprise the County. However, the proposed new growth is considered relatively small and would be focused within the various Planning Areas identified under the proposed project. Implementation of proposed updated general plan policies described in the Draft EIR (pages 4.1-18 through 4.1-19) will reduce potential scenic vista impacts near a state scenic highway to a less-than-significant level. Because this impact is less than significant, no additional mitigation measures are required.</p>	<p>Less-than-Significant</p>
<p><b>Impact 4.1-5:</b> The proposed project could substantially degrade the existing visual character or quality of Plumas County.</p>	<p>Potentially Significant</p>	<p>As discussed in more detail in Section 4.1 of the Draft EIR, the GPU includes, as part of the project, mitigating policies and implementation measures that reduce or avoid this impact (see Table 4.1-4). The Draft EIR also identified the following required additional mitigating policy to address this impact:</p> <ul style="list-style-type: none"> <li>• <b>COS-7.6.6 Lighting and Night Sky Protection.</b> The County shall require that new lighting be designed and configured to reduce light pollution, glare, and spillage.</li> </ul> <p>No additional, feasible mitigation measures identified.</p>	<p><b>Finding:</b> The Board finds that although changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen this impact, specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible additional mitigation measures or alternatives identified in the environmental impact report. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains <i>significant and unavoidable</i>.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.1, new development resulting from implementation of the General Plan Update would alter Plumas County’s localized visual character within designated Planning Areas. This development would result in an irreversible consequence associated with implementation of the proposed project through the 2035 Planning Horizon. No additional feasible mitigation is available to reduce the significance of this impact to a level of less than significant. Therefore, this remains a significant and unavoidable impact.</p> <p>The EIR identifies a new policy COS-7.6.6 “Lighting and Night Sky Protection” as required additional mitigation. No additional feasible mitigation is currently available to reduce this impact to a less than significant level. Consequently, this impact remains a significant unavoidable impact.</p>	<p>Significant and Unavoidable</p>

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
<p><b>Impact 4.1-6:</b> The proposed project could create a new source of substantial light or glare which would adversely affect day or nighttime views in the County.</p>	<p>Potentially Significant</p>	<p>As discussed in more detail in Section 4.1 of the Draft EIR, the GPU includes, as part of the project, mitigating policies and implementation measures that reduce or avoid this impact (see Table 4.1-4). The Draft EIR also identified the following required additional mitigating policy to address this impact:</p> <ul style="list-style-type: none"> <li>• <b>COS-7.6.6 Lighting and Night Sky Protection.</b> The County shall require that new lighting be designed and configured to reduce light pollution, glare, and spillage.</li> </ul> <p>No additional, feasible mitigation measures identified.</p>	<p><b>Finding:</b> The Board finds that although changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen this impact, specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible additional mitigation measures or alternatives identified in the environmental impact report. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains <i>significant and unavoidable</i>.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.1, new development resulting from population growth anticipated as part of the General Plan Update will increase the amount of light and glare associated with the development of additional developed uses, such as additional parking lots, building lights, and streetlights within areas that currently have no light or minimal amounts of light and glare. Implementation of updated general plan policies will help to minimize impacts resulting from a new source of substantial light or glare which would adversely affect day or nighttime views, More specifically, these policies and implementation measures are designed to:</p> <ul style="list-style-type: none"> <li>• screen some land uses and maintain visual accessibility to ensure new development maintains existing views of natural areas;</li> <li>• protect the visibility of the night sky in communities;</li> <li>• limit the use of billboards, advertising or development that would introduce forms of nuisance lighting along State Scenic Highways, County Scenic Routes, or other area that currently have limited amounts of existing development</li> </ul> <p>However, even with these policies and implementation measures, new development will result in substantial new sources of light and glare within areas currently used for a variety of open space/agricultural activities.</p> <p>The EIR identifies a new policy COS-7.6.6 “Lighting and Night Sky Protection” as required additional mitigation. No additional feasible mitigation is currently available to reduce this impact to a less than significant level. Consequently, this impact remains a significant and unavoidable impact.</p>	<p>Significant and Unavoidable</p>

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
Traffic and Circulation				
<p><b>Impact 4.2-1:</b> The proposed project could result in a substantial increase in vehicular traffic. This would result in a significant impact to SR 36 west of Chester. <i>(Existing Plus Proposed Project)</i></p>	<p>Potentially Significant</p>	<p>As discussed in more detail in Section 4.2 of the Draft EIR, the GPU includes, as part of the project, mitigating policies that reduce or avoid this impact. These policies are designed to:</p> <ul style="list-style-type: none"> <li>minimize transportation impacts through establishment of design and LOS standards for a variety of circulation, traffic, transit, and non-motorized transportation modes.</li> <li>integrate land use and circulation concepts during early planning and design phases of County-wide development to minimize land use conflicts.</li> </ul> <p>The Final EIR also identified the following required additional mitigating policy, a modified existing policy, and two (2) new implementation measure to address this impact:</p> <ul style="list-style-type: none"> <li><b>CIR-4.1.1 Roadway Classification System.</b> The County shall maintain and annually update a road classification and condition status report which identifies road standard class, existing deficiencies, and incorporates modern transportation engineering practices.</li> <li><b>CIR-4.1.8 Traffic Impact Fee Program for the Lake Almanor Area.</b> The County shall require that future development proposals in the Lake Almanor area pay their "fair share" of circulation fees established through a Traffic Impact Fee District. Determination of these fees shall consider a variety of applicable data sources including those prepared for the Almanor Regional Transportation Assessment (ARTA) and previous traffic studies prepared for the local area (i.e., Lake Front Development).</li> <li><b>Implementation Measure #11.</b> Develop</li> </ul>	<p><b>Finding:</b> The Board finds that although changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen this impact, specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible additional mitigation measures or alternatives identified in the environmental impact report. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains <b>significant and unavoidable</b>.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.2, development and land uses implemented under the proposed project would increase traffic volumes on County roads, City of Portola roads, and regional or State roadways (including those external to the County). This added traffic would cause a roadway segment to exceed an adopted LOS standard. Implementation of the policies identified above support alternative modes of travel including public transit, bicycle, and pedestrian modes to reduce the use of automobiles. While this impact to SR 36 could be mitigated by widening the roadway, Caltrans (the agency with jurisdiction over SR 36) has no plans to widen this segment and the Plumas County RTP does not include this project under the RTP's constrained project list. Therefore, the County cannot guarantee construction of this roadway improvement.</p> <p>The EIR identifies a new policy CIR-4.1.8 "Traffic Impact Fee Program for the Lake Almanor Area", a modified existing policy (CIR-4.1.1 "Roadway Classification System") and two new Implementation Measures #11 and #12 as required additional mitigation. No additional feasible mitigation is currently available to reduce this impact to a less than significant level. Consequently, this impact remains a significant and unavoidable impact.</p>	<p>Significant and Unavoidable</p>

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
		<p>and periodically update a Traffic Impact Fee Program to ensure that new development contributes toward necessary transportation infrastructure improvements. The Program shall include provisions to examine and develop specific fee programs for unique areas of the County, as appropriate.</p> <ul style="list-style-type: none"> <li>• <b>Implementation Measure #12.</b> Evaluate LOS and roadway classification standards for County roadways on a periodic basis to coincide with annual review of the General Plan.</li> </ul> <p>No additional, feasible mitigation measures identified.</p>		
<p><b>Impact 4.2-2:</b> The proposed project could result in increased conflicts between vehicles/pedestrians and vehicles/bicycles which could result in unsafe conditions. <i>(Existing Plus Proposed Project)</i></p>	Less-than-Significant	No mitigation measures required.	<p><b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.2, new development and land uses implemented under the proposed project would increase traffic volumes on County roads, City of Portola roads, and regional or State roadways (including those external to the County). This added traffic could result in possible conflicts between vehicles, bicycles, and pedestrians along roadway facilities in the County. Implementation of proposed updated general plan policies described in the Draft EIR (pages 4.2-19 through 4.2-20) will reduce this impact to a less-than-significant level. Because this impact is less than significant, no additional mitigation measures are required.</p>	Less-than-Significant

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
<p><b>Impact 4.2-3:</b> The proposed project could result in increased conflicts between trains and vehicles, pedestrians, and bicycles which could result in unsafe conditions. <i>(Existing Plus Proposed Project)</i></p>	<p>Less-than-Significant</p>	<p>No mitigation measures required.</p>	<p><b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.2, development and land uses implemented under the proposed project would increase traffic volumes on County roads, City of Portola roads, and regional or State roadways (including those external to the County). This additional vehicle traffic could result in potential conflicts with at-grade railroad crossings, inadequate emergency access, and by creating traffic congestion that slows emergency response time. However, rail crossing safety is not currently a significant problem in Plumas County and there are several ongoing programs to address crossing safety. Considering the variety of policies designed to address adequate roadway capacity and improvements (see Table 4.2-5), this impact is considered less than significant. Because this impact is less than significant, no additional mitigation measures are required.</p>	<p>Less-than-Significant</p>
<p><b>Impact 4.2-4:</b> The proposed project could result in a substantial increase in vehicular traffic. This would result in a significant impact to SR 36 west of Chester and to SR 36 east of Chester. <i>(Cumulative Plus Proposed Project)</i></p>	<p>Potentially Significant</p>	<p>As discussed in more detail in Section 4.2 of the Draft EIR, the GPU includes, as part of the project, mitigating policies that reduce or avoid this impact. These policies are designed to:</p> <ul style="list-style-type: none"> <li>• minimize transportation impacts through establishment of design and LOS standards for a variety of circulation, traffic, transit, and non-motorized transportation modes.</li> <li>• integrate land use and circulation concepts during early planning and design phases of County-wide development to minimize land use conflicts.</li> </ul> <p>The Final EIR also identified the following required additional mitigating policy, a modified existing policy, and two (2) new implementation measure to address this impact:</p> <ul style="list-style-type: none"> <li>• <b>CIR-4.1.1 Roadway Classification System.</b> The County shall maintain and annually update a road classification and condition status report which identifies road standard class, existing deficiencies, and incorporates modern transportation engineering practices.</li> <li>• <b>CIR-4.1.8 Traffic Impact Fee Program for the Lake Almanor Area.</b> The</li> </ul>	<p><b>Finding:</b> The Board finds that although changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen this impact, specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible additional mitigation measures or alternatives identified in the environmental impact report. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains <i>significant and unavoidable</i>.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.2, development and land uses implemented under the proposed project would increase traffic volumes on County roads, City of Portola roads, and regional or State roadways (including those external to the County). This added traffic would cause a roadway segment to exceed an adopted LOS standard. Implementation of the policies identified above support alternative modes of travel including public transit, bicycle, and pedestrian modes to reduce the use of automobiles. While this impact to SR 36 could be mitigated by widening the roadway, Caltrans (the agency with jurisdiction over SR 36) has no plans to widen this segment and the Plumas County RTP does not include this project under the RTP's constrained project list. Therefore, the County cannot guarantee construction of this roadway improvement.</p> <p>The EIR identifies a new policy CIR-4.1.8 "Traffic Impact Fee Program for the Lake Almanor Area", a modified existing policy (CIR-4.1.1 "Roadway Classification System") and two new Implementation</p>	<p>Significant and Unavoidable</p>

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
		<p>County shall require that future development proposals in the Lake Almanor area pay their "fair share" of circulation fees established through a Traffic Impact Fee District. Determination of these fees shall consider a variety of applicable data sources including those prepared for the Almanor Regional Transportation Assessment (ARTA) and previous traffic studies prepared for the local area (i.e., Lake Front Development).</p> <ul style="list-style-type: none"> <li>• <b>Implementation Measure #11.</b> Develop and periodically update a Traffic Impact Fee Program to ensure that new development contributes toward necessary transportation infrastructure improvements. The Program shall include provisions to examine and develop specific fee programs for unique areas of the County, as appropriate.</li> <li>• <b>Implementation Measure #12.</b> Evaluate LOS and roadway classification standards for County roadways on a periodic basis to coincide with annual review of the General Plan.</li> </ul> <p>No additional, feasible mitigation measures identified.</p>	<p>Measures #11 and #12 as required additional mitigation. No additional feasible mitigation is currently available to reduce this impact to a less than significant level. Consequently, this impact remains a significant and unavoidable impact.</p>	
<p><b>Impact 4.2-5:</b> The proposed project could result in increased conflicts between vehicles/pedestrians and vehicles/bicycles which could result in unsafe conditions. <i>(Cumulative Plus Proposed Project)</i></p>	<p>Less-than-Significant</p>	<p>No mitigation measures required.</p>	<p><b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.2, new development and land uses implemented under the proposed project would increase traffic volumes on County roads, City of Portola roads, and regional or State roadways (including those external to the County). This added traffic could result in possible conflicts between vehicles, bicycles, and pedestrians along roadway facilities in the County. Implementation of proposed updated general plan policies described in the Draft EIR (pages 4.2-25 through 4.2-26) will reduce this impact to a less-than-significant level. Because this impact is less than significant, no additional mitigation measures are required.</p>	<p>Less-than-Significant</p>

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
<p><b>Impact 4.2-6:</b> The proposed project could result in increased conflicts between trains and vehicles, pedestrians, and bicycles which could result in unsafe conditions. (Cumulative Plus Proposed Project)</p>	<p>Less-than-Significant</p>	<p>No mitigation measures required.</p>	<p><b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation. <b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.2, development and land uses implemented under the proposed project would increase traffic volumes on County roads, City of Portola roads, and regional or State roadways (including those external to the County). This additional vehicle traffic could result in potential conflicts with at-grade railroad crossings, inadequate emergency access, and by creating traffic congestion that slows emergency response time. However, rail crossing safety is not currently a significant problem in Plumas County and there are several ongoing programs to address crossing safety. Considering the variety of policies designed to address adequate roadway capacity and improvements (Draft EIR, Table 4.2-5), this impact is considered less than significant. Because this impact is less than significant, no additional mitigation measures are required.</p>	<p>Less-than-Significant</p>
<p>Air Quality</p>				
<p><b>Impact 4.3-1:</b> The proposed project could expose a variety of sensitive land uses to construction-related air quality emissions.</p>	<p>Less-than-Significant</p>	<p>No mitigation measures required.</p>	<p><b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation. <b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.3, the updated general plan will ensure that a variety of policies designed to minimize construction-related air quality impacts are implemented. In addition, a number of regulations and standards exist that target construction-related air quality pollutants. Consequently with implementation of the updated general plan policies and implementation measures (pages 4.3-12 through 4.3-13) construction-related air quality impacts associated with the proposed project are considered less than significant.</p>	<p>Less-than-Significant</p>
<p><b>Impact 4.3-2:</b> The proposed project could result in a cumulatively considerable net increase of criteria air pollutants that result in a violation of an air quality standard.</p>	<p>Potentially Significant</p>	<p>As discussed in more detail in Section 4.3 of the Draft EIR, the GPU includes, as part of the project, mitigating policies and implementation measures that reduce or avoid this impact. These policies are designed to:</p> <ul style="list-style-type: none"> <li>• improve air quality through a regional approach and interagency cooperation;</li> <li>• improve air quality by reducing air emissions related to transportation;</li> <li>• improve air quality and minimize impacts to human health and the County's economy</li> </ul>	<p><b>Finding:</b> The Board finds that although changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen this impact, specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible additional mitigation measures or alternatives identified in the environmental impact report. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains <i>significant and unavoidable</i>. <b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.3, the County will implement a variety of policies designed to address air quality issues. Depending on the feasibility and level of implementation as applied to individual development projects consistent</p>	<p>Significant and Unavoidable</p>

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
		through smart land use planning and design; <ul style="list-style-type: none"> <li>• implement the best available controls and monitoring to regulate air emissions;</li> <li>• encourage economic and social growth while retaining quality of life standards;</li> <li>• encourage energy conservation in new and developing (future) developments.</li> </ul> No additional, feasible mitigation measures identified	with the proposed project, the inclusion of additional trip reduction measures would help to further reduce vehicle-related emissions. Future project-specific compliance with NSAQMD regulations and permitting would also help to reduce air quality emissions associated with individual projects. In addition, the County will ensure that future CEQA documentation be prepared for individual projects (with project-specific data) that will (if technically possible) mitigate any potential air quality impacts to a less-than-significant level. However, even with implementation of the above mentioned policies and regulations, implementation of the proposed project would result in a significant and unavoidable impact. No additional feasible mitigation is currently available to reduce this impact to a less than significant level. As a result, the impact remains significant and unavoidable.	
<b>Impact 4.3-3:</b> The proposed project could result in conflicts with applicable Air Quality Management Plans and Standards.	Potentially Significant	As discussed in more detail in Section 4.3 of the Draft EIR, the GPU includes, as part of the proposed project, mitigating policies that reduce or avoid this impact. The mitigating policies address Air Quality and Land Use.  No additional, feasible mitigation measures identified.	<p><b>Finding:</b> The Board finds that although changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen this impact, specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible additional mitigation measures or alternatives identified in the environmental impact report. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains <b>significant and unavoidable</b>.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.3, the County will implement a variety of policies designed to address air quality issues. Depending on the feasibility and level of implementation as applied to individual development projects consistent with the proposed project, the inclusion of additional trip reduction measures would help to further reduce vehicle-related emissions. Future project-specific compliance with NSAQMD regulations and permitting would also help to reduce air quality emissions associated with individual projects. In addition, the County will ensure that future CEQA documentation be prepared for individual projects (with project-specific data) that will (if technically possible) mitigate potential air quality impacts to a less-than-significant level. However, even with implementation of the above mentioned policies and regulations, implementation of the proposed project would result in a significant and unavoidable impact. No feasible mitigation is currently available to reduce this impact to less than significant. As a result, the impact remains significant and unavoidable.</p>	Significant and Unavoidable

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SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

<b>Impact</b>	<b>Significance without Mitigation</b>	<b>Adopted Policies and/or Mitigation Measures</b>	<b>Findings /Rationale for Finding</b>	<b>Significance with Mitigation</b>
<b>Impact 4.3-4:</b> The proposed project could expose sensitive receptors to substantial pollutant concentrations that could affect public health.	Less-than-Significant	No mitigation measures required.	<b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation. <b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.3, development resulting from implementation of the proposed project could result in adverse impacts results from exposure to TACs. However, the County will implement a variety of policies designed to address air quality and land use compatibility issues, including the appropriate siting of new sensitive land uses (e.g., residences and schools) an adequate distance from sources of TACs (e.g., industrial uses, loading docks, freeways), as well as the appropriate siting of new potential sources of TACs an adequate distance from existing sensitive land uses. In addition, the County will ensure that future CEQA documentation be prepared for individual projects (with project-specific data) that will (if technically possible) mitigate any potential air quality impacts to a less-than-significant level. Consequently with implementation of the updated general plan policies and implementation measures (Draft EIR, pages 4.3-16 through 4.3-17) impacts associated with the proposed project are considered less than significant.	Less-than-Significant
<b>Impact 4.3-5:</b> The proposed project could result in the emission of objectionable odors.	Less-than-Significant	No mitigation measures required.	<b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation. <b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.3, the updated general plan will implement a number of policies designed to address nuisance issues (including odor concerns) associated with the inappropriate siting of sensitive land uses near other incompatible uses. Consequently, this impact is considered less-than-significant. No additional mitigation measures are required.	Less-than-Significant
<b>Energy and Global Climate Change</b>				
<b>Impact 4.4-1:</b> The proposed project could contribute considerably to cumulative GHG emissions and global climate change.	Less-than-Significant	No mitigation measures required.	<b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation. <b>Rationale for Finding:</b> As discussed in more detail in Draft EIR Section 4.4, the updated general plan will implement a number of policies (including Land Use, Air Quality, Transportation and Circulation, Conservation and Open Space-related policies on page 4.4-18 of the Draft EIR) that will: <ul style="list-style-type: none"> <li>• minimize vehicle miles traveled through support of future development patterns that increase the use of alternative forms of transportation and non-motorized transportation;</li> <li>• minimize vehicle miles traveled through mixed use, infill, redevelopment and higher density development</li> </ul>	Less-than-Significant

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
			<ul style="list-style-type: none"> <li>• promote the continued use and expansion of bicycle and pedestrian facilities;</li> <li>• Direct development to existing urban areas and encourage efficient use of existing public services and utilities</li> </ul> <p>For these reasons, this impact is considered less than significant; no additional mitigation measures are required.</p>	
<p><b>Impact 4.4-2:</b> The proposed project could result in subject property or persons to otherwise avoidable physical harm in light of inevitable climate change.</p>	Less-than-Significant	No mitigation measures required.	<p><b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.4, implementation of the policies and implementation measures (Draft EIR, page 4.4-21) provided under the proposed project will ensure that development will be ready to address these inevitable climate changes and would avoid additional physical harm to persons and property resultant from climate change effects. Consequently, this impact is considered less-than-significant. No additional mitigation measures are required.</p>	Less-than-Significant
<p><b>Impact 4.4-3:</b> The proposed project could result in the wasteful, inefficient, or unnecessary consumption of energy by residential, commercial, industrial, or public uses associated with increased demand due to anticipated development in the County.</p>	Less-than-Significant	No mitigation measures required.	<p><b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.4, Implementation of the proposed project would result in the development of new urban uses within the various Planning Areas of the County, which could increase the demand for energy and utility infrastructure. Policies (as shown in Table 4.4-5 in the Draft EIR) included as part of the proposed project will ensure that new development implement a variety of energy conservation measures and look to reduce vehicle miles travelled as a way to reduce additional demands on a variety of energy sources. Consequently, this impact is considered less-than-significant. No additional mitigation measures are required.</p>	Less-than-Significant
<b>Noise</b>				
<p><b>Impact 4.5-1:</b> The proposed project could result in exposure of noise sensitive land uses (persons) to traffic noise in excess of County noise standards, or substantial increases in traffic noise.</p>	Potentially Significant	<p>As discussed in more detail in Section 4.5 of the Draft EIR, the GPU includes, as part of the proposed project, a number of Noise and Land Use Element policies that reduce or avoid this impact. These policies are designed to:</p> <ul style="list-style-type: none"> <li>• provide guidance on the analysis, mitigation and monitoring of noise-related impacts;</li> </ul>	<p><b>Finding:</b> The Board finds that although changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen this impact, specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible additional mitigation measures or alternatives identified in the environmental impact report. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant,</p>	Significant and Unavoidable

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SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
		<ul style="list-style-type: none"> <li>promote compatible development within areas that minimize impacts (including noise) to surrounding land uses.</li> </ul> <p>No additional, feasible mitigation measures identified.</p>	<p>this impact remains <b>significant and unavoidable</b>.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Section 4.5, Implementation of the proposed project would result in the generation of additional vehicle trips within the various Planning Areas of the County, which could result in the exposure of persons to traffic noise in excess of County noise standards. As identified in the policies (Draft EIR, pages 4.5-26 through 4.5-27), the updated general plan will implement a variety of policies designed to address noise and land use compatibility issues, including policies that address analysis and mitigation of future project related noise issues, inappropriate noise levels for sensitive receptors, and land use compatibility with noise-generating land uses. More specifically, updated general plan policies and implementation measures are designed to:</p> <ul style="list-style-type: none"> <li>provide guidance on the analysis and mitigation of future project-related noise issues;</li> <li>identify appropriate noise levels for sensitive receptors, noise compatibility guidelines, and criteria for peak-noise generating land uses;</li> <li>promote compatible development that minimizes nuisance-related impacts, including noise;</li> <li>prevent placement of incompatible noise generating land uses within residential areas.</li> </ul> <p>Future CEQA review for individual projects will provide project-specific data and require feasible mitigation for significant noise impacts. However, the ability to mitigate potential noise impacts is contingent upon a variety of factors including the severity of the noise impact and existing land use conditions.</p> <p>Given the uncertainty as to whether future noise impacts can be adequately mitigated for all the individual projects that will be implemented as part (e.g., establishment of setbacks near roadways, etc.) of the proposed project, no additional feasible mitigation is available to reduce this impact to less than significant. This impact therefore remains significant and unavoidable.</p>	
<p><b>Impact 4.5-2:</b> The proposed project could result in temporary, short-term noise impacts during associated construction activities.</p>	<p>Less-than-Significant</p>	<p>No mitigation measures required.</p>	<p><b>Finding:</b> The Board hereby finds that this impact will be <b>less-than-significant</b> prior to mitigation.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.5, development resulting from implementation of the proposed project could result in adverse impacts from construction noise. However, the policies contained in the Noise Element (Draft EIR, pages 4.5-26 through</p>	<p>Less-than-Significant</p>

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Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
			4.5-27) establish comprehensive measures to avoid and minimize adverse construction noise impacts (including the identification of construction timeframes and standards). Consequently, this impact is considered less-than-significant. No additional mitigation measures are required.	
<b>Impact 4.5-3:</b> The proposed project could result in the exposure of persons to excessive ground-borne vibration.	Less-than-Significant	No mitigation measures required.	<p><b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.5, development resulting from implementation of the proposed project could result in adverse impacts from construction noise creating ground-borne vibration. However, the policies contained in the Noise Element (Draft EIR, pages 4.5-26 through 4.5-27) establish comprehensive measures to avoid and minimize adverse ground borne vibration impacts from new development and construction to acceptable levels. Consequently, this impact is considered less-than-significant. No additional mitigation measures are required.</p>	Less-than-Significant
<b>Impact 4.5-4:</b> The proposed project could involve the potential exposure of people residing or working near an airport to excessive noise levels.	Less-than-Significant	No mitigation measures required.	<p><b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.5, development resulting from implementation of the proposed project could result in adverse impacts from aviation noise. However, aviation noise policies in the proposed project (Draft EIR, page 4.5-31) and state and federal aviation regulations, listed above, establish comprehensive measures to avoid and minimize adverse impacts from aviation noise. Consequently, this impact is considered less-than-significant. No additional mitigation measures are required.</p>	Less-than-Significant
<b>Impact 4.5-5:</b> The proposed project could expose people residing or working near industrial/agricultural land uses and recreational venues to excessive noise levels.	Less-than-Significant	No mitigation measures required.	<p><b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.5, development resulting from implementation of the proposed project could result in adverse impacts from stationary sources. However, the policies contained in the Noise Element (Draft EIR, pages 4.5-26 through 4.5-27) will continue to discourage the siting of sensitive land uses near mobile and stationary noise sources. In addition, the County will ensure that future CEQA documentation be prepared for individual projects (with project-specific data) that will (if technically possible) mitigate any potential noise impacts to a less-than-significant level. Consequently, this impact is considered less-than-significant. No additional mitigation measures are required.</p>	Less-than-Significant

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

<b>Impact</b>	<b>Significance without Mitigation</b>	<b>Adopted Policies and/or Mitigation Measures</b>	<b>Findings /Rationale for Finding</b>	<b>Significance with Mitigation</b>
<b>Hydrology, Water Quality and Drainage</b>				
<b>Impact 4.6-1:</b> The proposed project could violate water quality standards or waste discharge requirements.	Less-than-Significant	No mitigation measures required.	<b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation.  <b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.6, implementation of the proposed policies and implementation programs (Draft EIR, page 4.6-18) under the proposed project (in addition to current local, state, and federal stormwater, grading, and erosion control regulations described above) would ensure that water quality impacts resulting from nonpoint source pollution runoff related to residential, commercial, industrial, and public uses consistent with the proposed project would be reduced to a less-than-significant level. For these reasons, this impact is considered less than significant.	Less-than-Significant
<b>Impact 4.6-2:</b> The proposed project could result in increased soil erosion and sedimentation during construction activities, substantially degrading water quality in downstream waterways.	Less-than-Significant	No mitigation measures required.	<b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation.  <b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.6, implementation of the proposed policies and implementation programs (Draft EIR, page 4.6-20) under the proposed project (in addition to current local, state, and federal stormwater, grading, and erosion control regulations described above) would ensure that water quality impacts resulting from nonpoint source pollution runoff related to residential, commercial, industrial, and public uses consistent with the proposed project would be reduced to a less-than-significant level. For these reasons, this impact is considered less than significant.	Less-than-Significant
<b>Impact 4.6-3:</b> The proposed project could result in sewer- and septic-related water quality impacts, including those associated with reuse of treated water and migration of septic tank leach field wastewater effluent to groundwater that could violate water quality standards.	Less-than-Significant	No mitigation measures required.	<b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation.  <b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.6, implementation of the proposed policies and implementation programs (Draft EIR, page 4.6-21) under the proposed project (in addition to current local, state, and federal stormwater, grading, and erosion control regulations described above) would ensure that water quality impacts resulting from nonpoint source pollution runoff related to residential, commercial, industrial, and public uses consistent with the proposed project would be reduced to a less-than-significant level. For these reasons, this impact is considered less than significant.	Less-than-Significant

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
<p><b>Impact 4.6-4:</b> The proposed project could deplete groundwater supplies or interfere with groundwater recharge.</p>	<p>Potentially Significant</p>	<p>As discussed in more detail in Section 4.6 of the Draft EIR, the GPU includes, as part of the proposed project, a number of Water Resource Element policies that reduce or avoid this impact. These policies are designed to:</p> <ul style="list-style-type: none"> <li>• provide guidance on the analysis, mitigation and monitoring of groundwater impacts;</li> <li>• preserve open space areas and promote compatible development within areas that minimize impacts to groundwater resource areas.</li> </ul> <p>The Final EIR also identified the following two (2) modified existing policies to address this impact:</p> <ul style="list-style-type: none"> <li>• <b>W-9.1.1 Groundwater Management.</b> The County shall support the development and implementation of a regional groundwater management plan and shall work with water resource agencies, such as the Sierra Valley Groundwater Management District, water users and other affected parties to develop basin-specific plans for high priority groundwater basins to ensure a sustainable, adequate, safe and economically viable groundwater supply for existing and future uses within the County. As appropriate, the groundwater management plans should include the following:                             <ul style="list-style-type: none"> <li>• Computer models of groundwater recharge, storage, flows, usage and sustainable yield for appropriate water years (both wet and dry years) and growth scenarios (existing and future year);</li> <li>• Assessment of water quality contaminants;</li> <li>• Analysis of resource limitations and relationships to other users for wells serving public supply systems and other large users;</li> <li>• Opportunities for changing the sources</li> </ul> </li> </ul>	<p><b>Finding:</b> The Board finds that although changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen this impact, specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible additional mitigation measures or alternatives identified in the environmental impact report. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains <b>significant and unavoidable</b>.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Section 4.6, groundwater recharge rates could be affected through several factors including increased impervious surfaces and increased demand on County groundwater supplies by future growth. Future growth could result in the decline of groundwater levels within portions of the County, in particular those basin areas experiencing the majority of future growth (i.e., Almanor, Mohawk, and Sierra Valley) and those having previously experienced significant groundwater declines (i.e., Sierra Valley Groundwater Basin). While most water purveyors (identified above in Table 4.6-5 of the Draft EIR) report having sufficient water supply to meet both existing and future (2030) estimates of demand, current and future estimates of groundwater availability and groundwater recharge rates under future water year (wet and dry year) and growth scenarios are not available for all groundwater basins and/or water purveyors identified in Section 4.9 “Public Services, Recreation Resources, and Utilities” of this Draft EIR. Additionally, the specific locations of these future dwellings, their design, their relationship to other development and land uses, and the character of their surroundings cannot be accurately determined that far into the future. Consequently, implementation of the proposed project would increase water demand within the County. This additional development would further stress both groundwater supply and quality in various groundwater basins throughout the County. No additional feasible mitigation is available to reduce this impact to less than significant. This impact therefore remains significant and unavoidable.</p> <p>The EIR identifies two modified existing policies (W-9.1.1 “Groundwater Management and W-9.1.2 “Groundwater Recharge Area Protection”) as required additional mitigation. No additional feasible mitigation is currently available to reduce this impact to a less than significant level. Consequently, this impact remains a significant and unavoidable impact.</p>	<p>Significant and Unavoidable</p>

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
		<p>of water used for various activities to better match the available resources and protect groundwater;</p> <ul style="list-style-type: none"> <li>• Possible funding sources for monitoring, research, modeling and development of management options;</li> <li>• Provisions for applicant fees and other funding of County costs;</li> <li>• Groundwater elevation monitoring to address the requirements of the California Statewide Groundwater Elevation Monitoring Program (CASGEM); and</li> <li>• Groundwater quality monitoring to address the requirement of the Irrigated Lands Regulatory Program.</li> </ul> <p>• <b>W-9.1.2 Groundwater Recharge Area Protection.</b> The County shall require that all projects be designed to maintain or increase the site's pre-development absorption of rainfall (minimize runoff), and to recharge groundwater where appropriate. Implementation would include standards that could regulate impervious surfaces, provide for water impoundments (retention/detention structures), protecting and planting vegetation, use of permeable paving materials, bioswales, water gardens, and cisterns, and other measures to increase runoff retention, protect water quality, and enhance groundwater recharge.</p> <p>No additional, feasible mitigation measures identified.</p>		

**TABLE 1**  
**SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
<b>Impact 4.6-5:</b> The proposed project could alter existing drainage patterns resulting in increased erosion or siltation, or could increase surface runoff in a manner that would result in flooding on or off site.	Less-than-Significant	No mitigation measures required.	<b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation. <b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.6, implementation of the proposed policies and implementation programs (Draft EIR, page 4.6-26) under the proposed project (in addition to current local, state, and federal stormwater, grading, and erosion control regulations described above) would ensure that water quality impacts resulting from increased soil erosion and siltation related to residential, commercial, industrial, and public uses consistent with the proposed project would be reduced to a less-than-significant level. Additionally implementation of the above mentioned policies will also ensure that potential impacts of future development of on- and offsite drainage infrastructure would be reduced to a less-than-significant level. Although flooding would continue to occur in flood-prone areas, this is considered an existing condition for the purposes of CEQA review, and the policies and programs of the proposed project would ensure that flooding in these areas would not increase. For these reasons, this impact is considered less than significant.	Less-than-Significant
<b>Impact 4.6-6:</b> The proposed project could result in the construction of housing within areas that are subject to 100-year flooding.	Less-than-Significant	No mitigation measures required.	<b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation. <b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.6, development consistent with the proposed project within designated 100-year flood hazard zones is discouraged by proposed policies (Draft EIR, page 4.6-27). Any such development would be subject to development standards aimed at minimizing on- and offsite flood damage. For these reasons, this impact is considered less than significant.	Less-than-Significant
<b>Impact 4.6-7:</b> The proposed project could result in the construction of facilities within areas that are subject to flooding, which could redirect or impede flood flows.	Less-than-Significant	No mitigation measures required.	<b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation. <b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.6, development consistent with the proposed project within designated 100-year flood hazard zones is discouraged by proposed policies (Draft EIR, page 4.6-28). Any such development would be subject to development standards aimed at minimizing on- and offsite flood damage. For these reasons, this impact is considered less than significant.	Less-than-Significant

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
<p><b>Impact 4.6-8:</b> The proposed project could result in the development of areas that are located within an existing dam failure inundation zone.</p>	<p>Potentially Significant</p>	<p>As discussed in more detail in Section 4.6 of the Draft EIR, the GPU includes, as part of the Project, a number of mitigating policies and implementation measures that reduce or impact. These policies are designed to:</p> <ul style="list-style-type: none"> <li>• preserve floodplain areas and manage new development in hazardous areas</li> <li>• provide for continued coordination with service providers, implementation of emergency response plans, and emergency training programs; and</li> <li>• adhere to appropriate levels of stormwater infrastructure planning, financing and construction.</li> </ul> <p>No additional, feasible mitigation measures identified.</p>	<p><b>Finding:</b> The Board finds that although changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen this impact, specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible additional mitigation measures or alternatives identified in the environmental impact report. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains <b>significant and unavoidable</b>.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Section 4.6, flood inundation resulting from levee or dam failure is a potential hazard in the County. In the event of dam failure of major dams, areas within the County, including some areas containing cities and unincorporated communities and hamlets could be inundated. Localized flooding would result from dam failure of smaller dams. Future climate change conditions may also result in or contribute to changes in hydrologic regimes for which dams and levees were not designed for, making them more susceptible to failure. The updated general plan will implement a variety of policies designed to address floodplain issues by requiring the preservation of floodplain areas, permitting development that addresses floodplain issues, and updating emergency response programs based upon new FEMA and DWR flood maps, flood data and flood management requirements (Draft EIR pages 4.6-27 through 4.6-28). Similarly, this approach provides for human health and safety but would not prevent some property damage during a flood event. No additional feasible mitigation is currently available to reduce this impact to less than significant. Therefore, this impact remains significant and unavoidable.</p>	<p>Significant and Unavoidable</p>
<p>Geology, Soils, Seismicity and Mineral Resources</p>				
<p><b>Impact 4.7-1:</b> The proposed project could result in substantial soil erosion or the loss of topsoil.</p>	<p>Less-than-Significant</p>	<p>No mitigation measures required.</p>	<p><b>Finding:</b> The Board hereby finds that this impact will be <b>less-than-significant</b> prior to mitigation.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.7, implementation of the proposed project will result in some level of development that would accelerate the erosion rate through both an increase in short-term construction related activities and an overall increase in the amount of impervious surfaces within all of the County's individual planning areas. Development would be subject to local regulation (i.e., a County required Storm Water Management Plan), State codes and County requirements for erosion control and the grading permit process. National Pollutant Discharge Elimination System (NPDES) permits and development and implementation of Storm Water</p>	<p>Less-than-Significant</p>

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
			<p>Pollution Prevention Plan also help reduce impacts associated with soil erosion. The updated general plan will implement a variety of policies designed to control erosion and protect surface water and groundwater resources from erosion-related impacts (Draft EIR page 4.7-17). In addition, CEQA review for future, individual projects will provide project-specific data and require feasible mitigation to reduce significant impacts to a less than significant level. For these reasons, this impact is considered less-than-significant.</p>	
<p><b>Impact 4.7-2:</b> The proposed project could expose people to injury or structures to damage from potential rupture of a known earthquake fault, strong groundshaking, seismic-related ground failure, or landslide.</p>	<p>Less-than-Significant</p>	<p>No mitigation measures required.</p>	<p><b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.7, Implementation of the proposed project could potentially result in adverse impacts related to ground shaking and exposure to other seismic-related hazards. The majority of new development proposed under the proposed project would not occur in areas of high probability for strong seismic ground shaking. Additionally, primary mitigation for reducing risk would require new construction in Plumas County to comply with CBC seismic building criteria standards. These are designed to reduce ground shaking risks to acceptable levels by making new structures more resistant to seismic shaking damage, and they contain construction requirements that minimize the potential loss of life from an earthquake. Development in accordance with the proposed project (Draft EIR page 4.7-18) and enforcement of the CBC would ensure that impacts related to potential ground shaking, liquefaction, and other seismic-related hazards would be less-than-significant.</p>	<p>Less-than-Significant</p>
<p><b>Impact 4.7-3:</b> The proposed project could result in potential structural damage from development on a potentially unstable geologic unit or soil.</p>	<p>Less-than-Significant</p>	<p>No mitigation measures required.</p>	<p><b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.7, the updated general plan will implement a variety of Conservation and Open Space and Health and Safety policies designed to protect residents, visitors, and businesses from geologic hazards (Draft EIR page 4.7-20) Adherence to all applicable State and local building codes and regulations in addition to implementation of the policies and implementation measures contained in the updated general plan will minimize impacts associated with on- or off-site landslide, subsidence, liquefaction, or collapse. This impact is considered less-than-significant.</p>	<p>Less-than-Significant</p>

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
<b>Impact 4.7-4:</b> The proposed project could increase the potential for structural damage from development on expansive soil.	Less-than-Significant	No mitigation measures required.	<b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation. <b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.7, the updated general plan includes Conservation and Open Space and Health and Safety policies that require the preparation of engineering studies for all new development proposals within areas of potential soil instability, restrict development within a variety of hazardous areas, and promote awareness about natural hazards, including soil conditions (Draft EIR page 4.7-22) Adherence to these policies and all applicable State and local building codes and regulations will minimize impacts associated with expansive soils. This impact is considered less-than-significant.	Less-than-Significant
<b>Impact 4.7-5:</b> The proposed project could result in the loss of availability of a known mineral resource, or a locally important mineral resource recovery site that would be of value to the region and residents of the State.	Less-than-Significant	No mitigation measures required.	<b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation. <b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.7, the updated general plan will implement a variety of Conservation and Open Space policies designed to conserve and protect known mineral resources (Draft EIR page 4.7-23). Updated general plan policies also serve to limit development of potentially incompatible uses near existing identified or potential mineral deposits to preserve future availability of mineral resources. Additionally, CEQA review for individual projects will provide project-specific data and require feasible mitigation to reduce significant impacts regarding the loss of availability of mineral resources to a less than significant level. This impact is considered less-than-significant.	Less-than-Significant
<b>Impact 4.7-6:</b> The proposed project could expose persons and property to seiche or mudflow hazards.	Less-than-Significant	No mitigation measures required.	<b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation. <b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.7, the updated general plan will implement a variety of Conservation and Open Space and Health and Safety policies that address health and safety issues associated with these hazards (Draft EIR page 4.7-25). Within Plumas County, the areas with the greatest possibility of seiche or mudflow impacts are generally not populated. No anticipated increase in exposure to these hazards is expected over existing levels. However, there is a remote possibility that mudflows could inundate some areas where significant slopes are located. However, in terms of mudflow, no development would be permitted on slopes greater than 30% without mitigated exception. In addition, new development would be required to meet all applicable standards of the CBC, which includes standards related to slope stability. Therefore,	Less-than-Significant

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
adherence to policies under the proposed project would ensure that no additional exposure to these hazards would be created. This impact is considered less than significant.				
<b>Hazardous Materials and Public Safety</b>				
<p><b>Impact 4.8-1:</b> The proposed project could expose persons to hazardous materials from routine use, transport, or disposal of hazardous materials or the release of hazardous materials.</p>	Less-than-Significant	No mitigation measures required.	<p><b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.8, implementation of the proposed project will increase the routine use, transport, disposal, and possible exposure of hazardous materials to residents. The updated general plan will implement a number of Land Use policies and Public Health and Safety policies and implementation measures (Draft EIR page 4.8-13) designed to address hazardous materials concerns and support implementation of all relevant regulations governing the storage, use, transportation and disposal of hazardous materials. Additionally, future CEQA review for individual projects will provide project-specific data and require feasible mitigation to reduce significant impacts related to potential hazards to a less than significant level. This impact is considered less-than-significant.</p>	Less-than-Significant
<p><b>Impact 4.8-2:</b> The proposed project could establish new land uses that would potentially create aviation safety hazards.</p>	Less-than-Significant	<p>No mitigation measures required.</p> <p>Although this impact is considered less than significant, the EIR also identifies an additional new policy (PHS-6.6.3) to address this impact:</p> <ul style="list-style-type: none"> <li> <p><b>PHS-6.6.3 Private Airfields and Land Use Compatibility.</b> The County shall ensure that the development of future private airstrips and helipads address land use compatibility issues. As part of the approval process of these private facilities, the County shall consult and coordinate with the Plumas County ALUC to address any setback, height, or land use restrictions associated with operation of the private airfield/helipad.</p> </li> </ul>	<p><b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.8, implementation of the proposed project will result in some additional development located in the vicinity of public use airports located throughout the County. Some of these airports are located adjacent to developed urban areas. New development of multi-story structures or structures with aerial features could result in safety hazards. New development in the defined vicinity of public airports is reviewed by the County's Airport Land Use Commission, reducing the chance of direct conflict with such plans. The updated general plan will implement a number of Land Use, Circulation, Noise, and Public Health and Safety policies (Draft EIR page 4.8-14) designed to minimize airport related hazards or nuisances. In addition, CEQA review for individual projects will provide project-specific data and require feasible mitigation to reduce significant impacts related to airport safety to a less than significant level. This impact is considered less-than-significant.</p> <p>The EIR also identifies a new policy (PHS-6.6.3 "Private Airfields and Land Use Compatibility) as additional mitigation to ensure that this impact remains a less-than-significant impact.</p>	Less-than-Significant

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
<p><b>Impact 4.8-3:</b> The proposed project could establish new land uses increasing their exposure to wildland fires.</p>	<p>Potentially Significant</p>	<p>As discussed in more detail in Section 4.8 of the Draft EIR, the GPU includes, as part of the proposed project, a number of Land Use, Public Health and Safety, Water Resources policies and implementation measures that serve to reduce or avoid this impact. These policies are designed to:</p> <ul style="list-style-type: none"> <li>• promote continued support and expansion of fire protection services and emergency response planning.</li> <li>• ensure funding for County services and adequate service levels.</li> <li>• Minimize risks to County residents and property associated with development in high risk wildfire areas.</li> </ul> <p>No additional, feasible mitigation measures identified.</p>	<p><b>Finding:</b> The Board finds that although changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen this impact, specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible additional mitigation measures or alternatives identified in the environmental impact report. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains <b>significant and unavoidable</b>.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.8, implementation of the proposed project will result in some additional development located within areas of risk to wildfires. Adoption and implementation of the proposed policies and implementation measures under the proposed project (Draft EIR page 4.8-16) include a comprehensive list of measures designed to protect residences and businesses to potential wildland fire hazards. These comprehensive measures avoid and minimize adverse impacts related to wildland fires by ensuring adequate fire facilities, encouraging public fire education, mapping wildland fire hazard areas, upholding building and development standards for reduction of susceptibility to fire, requiring new development to meet fire infrastructure standards, and establishing and maintaining thorough fire protection within the County. However, adding additional development within areas of high and very high hazard would still expose people or structures to a significant risk of loss, injury or death involving wildland fires. Outside of prohibiting new development within these areas, development restriction would be the only way to reduce wildland fire impacts to a less than significant level. Consequently, even with implementation of the above mentioned policies, this impact is considered potentially significant. No additional feasible mitigation is currently available to reduce this impact. As a result, this impact is significant and unavoidable.</p>	<p>Significant and Unavoidable</p>
<p><b>Impact 4.8-4:</b> The proposed project could establish new land uses that would interfere with the implementation of an emergency response or evacuation plan.</p>	<p>Less-than-Significant</p>	<p>No mitigation measures required.</p>	<p><b>Finding:</b> The Board hereby finds that this impact will be <b>less-than-significant</b> prior to mitigation.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.8, implementation of the proposed project will result in some additional development that may adversely affect the County's ability to implement its emergency response plan or impair the use of evacuation routes during an emergency situation. Adoption and implementation of the proposed policies and implementation measures (Draft EIR page 4.8-18) would ensure that adequate emergency access, evacuation, and management procedures are in place, and public safety providers and</p>	<p>Less-than-Significant</p>

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
Public Services, Recreation Resources, and Utilities				
<p><b>Impact 4.9-1:</b> The proposed project could result in the need for new or expanded fire facilities.</p>	<p>Potentially Significant</p>	<p>As discussed in more detail in Section 4.9 of the Draft EIR, the GPU includes, as part of the proposed project, a number of Land Use, Public Health and Safety, Water Resources, and Conservation and Open Space policies and implementation measures that serve to reduce or avoid this impact. These policies are designed to:</p> <ul style="list-style-type: none"> <li>minimize this impact through continued provision of fire protection services and emergency response planning.</li> <li>ensure funding for County utilities to provide adequate service levels.</li> </ul> <p>The Draft EIR also identifies additional mitigation required to address this impact:</p> <ul style="list-style-type: none"> <li><b>LU-1.5.4. Maintain Existing Levels of Services.</b> The County shall ensure new growth and developments do not create significant adverse impacts on existing County-owned and operated facilities.</li> <li><b>LU-1.5.5. Fair Share Funding for Public Services and Facilities.</b> The County shall review development proposals for their impacts on infrastructure (for example, sewer, water, fire stations, libraries, streets, etc). New development shall be required to pay its proportionate share of the costs of infrastructure improvements required to serve the project to the extent permitted by State law.</li> <li><b>LU-1.5.6. Coordination with Service Providers.</b> The County shall work with special</li> </ul>	<p>emergency responders are properly prepared to respond to a major emergency. General Plan policies and measures would reduce the risks of land uses interfering or impairing emergency response times and the ability to execute evacuations during emergencies. Additionally, they would provide for adequate emergency response infrastructure and staffing so that all areas of the county would have the proper emergency services. This impact is considered less-than-significant.</p> <p><b>Finding:</b> The Board hereby finds that this impact will be reduced to a less than significant level with incorporation of new policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7). Specifically, the additional mitigating policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7) are feasible and are adopted to reduce this impact to <i>less-than-significant</i>.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.9, implementation of the proposed project will result in some additional development that could increase wildland urban interface problems, including demands on fire protection services. Future growth in accordance with the proposed project will increase overall demand on fire protection services. New fire facilities, vehicles, equipment and personnel will be required to provide adequate response times to serve future growth, at increased cost to the County to acquire, develop and maintain. The updated general plan will ensure that a variety of policies and implementation measures (Draft EIR page 4.9-15) are implemented to ensure fire protection services within the County.</p> <p>The EIR also identifies additional mitigating policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7) for new development to ensure financing mechanisms for the provision, operation, and maintenance of appropriate public facilities and services including fire stations and equipment. Consequently, with implementation of the updated general plan policies and implementation measures, and, as required, additional mitigating policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7), impacts associated with the proposed project are considered less-than-significant.</p>	<p>Less-than-Significant</p>

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
		<p>districts, community service districts, public utility districts, mutual water companies, private water purveyors, sanitary districts, and sewer maintenance districts to provide adequate levels of public facilities and services.</p> <ul style="list-style-type: none"> <li>• <b>LU-1.5.7. Municipal Service Reviews (MSRs).</b> The County shall use MSRs adopted by LAFCo, as tools to assess the capacity, condition, and financing of various public utility services provided by special districts and cities, most commonly, domestic water and sanitary sewer.</li> </ul>		
<p><b>Impact 4.9-2:</b> The proposed project could result in the need for new or expanded law enforcement facilities.</p>	<p>Potentially Significant</p>	<p>As discussed in more detail in Section 4.9 of the Draft EIR, the GPU includes, as part of the proposed project, a number of Land Use, and Public Health and Safety policies and implementation measures that serve to reduce or avoid this impact. These policies are designed to:</p> <ul style="list-style-type: none"> <li>• minimize this impact through continued provision of law enforcement services and emergency response planning.</li> <li>• ensure funding for County utilities to provide adequate service levels.</li> </ul> <p>The Draft EIR also identifies additional mitigation required to address this impact:</p> <ul style="list-style-type: none"> <li>• <b>LU-1.5.4. Maintain Existing Levels of Services.</b> The County shall ensure new growth and developments do not create significant adverse impacts on existing County-owned and operated facilities.</li> <li>• <b>LU-1.5.5. Fair Share Funding for Public Services and Facilities.</b> The County shall review development proposals for their impacts on infrastructure (for example, sewer, water, fire stations, libraries, streets, etc). New development shall be required to pay its proportionate share of the costs of infrastructure improvements required to serve the project to the extent permitted by State law.</li> </ul>	<p><b>Finding:</b> The Board hereby finds that this impact will be reduced to a less than significant level with incorporation of new policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7). Specifically, the additional mitigating policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7) are feasible and are adopted to reduce this impact to <i>less-than-significant</i>.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.9, implementation of the proposed project will result in some additional development that could increase the overall demand on law enforcement services in the County. New police facilities, vehicles, equipment and personnel will be required in order to provide adequate response times to serve this future growth. County costs to acquire, develop and maintain these services will also increase. The updated general plan will ensure that a variety of policies and implementation measures (Draft EIR page 4.9-15) are implemented to ensure law enforcement services within the County.</p> <p>The EIR also identifies additional mitigating policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7) for new development to ensure financing mechanisms for the provision, operation, and maintenance of appropriate public facilities and services including law enforcement infrastructure. Consequently, with implementation of the updated general plan policies and implementation measures, and, as required, additional mitigating policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7), impacts associated with the proposed project are considered less-than-significant.</p>	<p>Less-than-Significant</p>

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
		<ul style="list-style-type: none"> <li>• <b>LU-1.5.6. Coordination with Service Providers.</b> The County shall work with special districts, community service districts, public utility districts, mutual water companies, private water purveyors, sanitary districts, and sewer maintenance districts to provide adequate levels of public facilities and services.</li> <li>• <b>LU-1.5.7. Municipal Service Reviews (MSRs).</b> The County shall use MSRs adopted by LAFCo, as tools to assess the capacity, condition, and financing of various public utility services provided by special districts and cities, most commonly, domestic water and sanitary sewer.</li> </ul>		
<b>Impact 4.9-3:</b> The proposed project could result in the need for new or expanded public education services or facilities.	Less-than-Significant	No mitigation measures required.	<p><b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.9, implementation of the proposed project will result in additional residents and an increase in the student population in the County. New facilities and personnel will be required in order to provide adequate service for future growth resulting from the proposed project. The updated general plan will ensure that a variety of policies and implementation measures (Draft EIR page 4.9-15) are implemented to ensure adequate school facilities within the County. This impact is considered less-than-significant.</p>	Less-than-Significant
<b>Impact 4.9-4:</b> The proposed project could result in the need for new or expanded libraries or other County services.	Potentially Significant	<p>As discussed in more detail in Section 4.9 of the Draft EIR, the GPU includes, as part of the proposed project, a number of Land Use policies and implementation measures that serve to reduce or avoid this impact. These policies are designed to:</p> <ul style="list-style-type: none"> <li>• minimize this impact through continued provision of library and other County services.</li> <li>• ensure funding for County utilities to provide adequate service levels.</li> </ul> <p>The Draft EIR also identifies additional mitigation required to address this impact:</p> <ul style="list-style-type: none"> <li>• <b>LU-1.5.4. Maintain Existing Levels of</b></li> </ul>	<p><b>Finding:</b> The Board hereby finds that this impact will be reduced to a less than significant level with incorporation of new policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, LU-1.5.7, LU-1.5.8, and LU-1.5.9). Specifically, the additional mitigating policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, LU-1.5.7, LU-1.5.8, and LU-1.5.9) are feasible and are adopted to reduce this impact to <i>less-than-significant</i>.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.9, implementation of the proposed project will result in some additional development that could increase the overall demand on library and other County services. New facilities, books and personnel will be required in order to provide adequate service for this future growth. County costs to build and maintain facilities and sustain personnel costs will also increase. The updated general plan will ensure that a variety of policies and implementation measures (Draft EIR page 4.9-15) are</p>	Less-than-Significant

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
		<p><b>Services.</b> The County shall ensure new growth and developments do not create significant adverse impacts on existing County-owned and operated facilities.</p> <ul style="list-style-type: none"> <li>• <b>LU-1.5.5. Fair Share Funding for Public Services and Facilities.</b> The County shall review development proposals for their impacts on infrastructure (for example, sewer, water, fire stations, libraries, streets, etc). New development shall be required to pay its proportionate share of the costs of infrastructure improvements required to serve the project to the extent permitted by State law.</li> <li>• <b>LU-1.5.6. Coordination with Service Providers.</b> The County shall work with special districts, community service districts, public utility districts, mutual water companies, private water purveyors, sanitary districts, and sewer maintenance districts to provide adequate levels of public facilities and services.</li> <li>• <b>LU-1.5.7. Municipal Service Reviews (MSRs).</b> The County shall use MSRs adopted by LAFCo, as tools to assess the capacity, condition, and financing of various public utility services provided by special districts and cities, most commonly, domestic water and sanitary sewer.</li> <li>• <b>LU-1.5.8 Library Services, Facilities, and Programs.</b> The County shall strive to support the Plumas County Library system and continue to encourage the use of libraries as multi-functional facilities, acting as gathering places, cultural centers, and venues for community events and programs.</li> <li>• <b>LU-1.5.9 Diverse Health Care Facilities.</b> The County shall continue to encourage development of a full range of health care-related facilities to meet regional and community needs.</li> </ul>	<p>implemented to ensure adequate library services within the County. The EIR also identifies additional mitigating policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, LU-1.5.7, LU-1.5.8, and LU-1.5.9) for new development to ensure financing mechanisms for the provision, operation, and maintenance of appropriate public facilities and services including library services/infrastructure. Consequently, with implementation of the updated general plan policies and implementation measures, and, as required, additional mitigating policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, LU-1.5.7, LU-1.5.8, and LU-1.5.9), impacts associated with the proposed project are considered less-than-significant.</p>	

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SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
<p><b>Impact 4.9-5:</b> The proposed project could result in the creation of additional demands on water supply, resulting in a need for new or expanded water treatment facilities.</p>	<p>Potentially Significant</p>	<p>As discussed in more detail in Section 4.9 of the Draft EIR, the GPU includes, as part of the proposed project, a number of Land Use and Water Resource policies and implementation measures that serve to reduce or avoid this impact. These policies are designed to:</p> <ul style="list-style-type: none"> <li>• minimize this impact through early identification of required infrastructure and orderly construction and rehabilitation of facilities need to serve existing and planned urban areas.</li> <li>• provide and conserve water resources and services.</li> </ul> <p>The Draft EIR also identifies additional mitigation required to address this impact:</p> <ul style="list-style-type: none"> <li>• <b>LU-1.5.4. Maintain Existing Levels of Services.</b> The County shall ensure new growth and developments do not create significant adverse impacts on existing County-owned and operated facilities.</li> <li>• <b>LU-1.5.5. Fair Share Funding for Public Services and Facilities.</b> The County shall review development proposals for their impacts on infrastructure (for example, sewer, water, fire stations, libraries, streets, etc). New development shall be required to pay its proportionate share of the costs of infrastructure improvements required to serve the project to the extent permitted by State law.</li> <li>• <b>LU-1.5.6. Coordination with Service Providers.</b> The County shall work with special districts, community service districts, public utility districts, mutual water companies, private water purveyors, sanitary districts, and sewer maintenance districts to provide adequate levels of public facilities and services.</li> <li>• <b>LU-1.5.7. Municipal Service Reviews (MSRs).</b> The County shall use MSRs adopted by LAFCo, as tools to assess the capacity, condition, and financing of various public utility services provided by special districts and cities,</li> </ul>	<p><b>Finding:</b> The Board hereby finds that this impact will be reduced to a less than significant level with incorporation of new policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7). Specifically, the additional mitigating policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7) are feasible and are adopted to reduce this impact to <b>less-than-significant</b>.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.9, implementation of the proposed project will result in some additional development that could increase the demand for urban water supply treatment and delivery infrastructure. Shifts in land use from open space to residential or mixed-use urban development will likely result in increased groundwater extractions for urban uses, an effect which is expected to occur regardless of whether the proposed project is implemented. The updated general plan will continue to implement a variety of policies and programs (Draft EIR page 4.9-23) designed to coordinate with local water service providers to ensure the provision of an adequate water supply that meets clean, safe water standards prior to development. The EIR also identifies additional mitigating policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7) for new development to ensure financing mechanisms for the provision, operation, and maintenance of appropriate public facilities and services including water supply infrastructure. Consequently, with implementation of the updated general plan policies and implementation measures, and, as required, additional mitigating policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7), impacts associated with the proposed project are considered less-than-significant.</p>	<p>Less-than-Significant</p>

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SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
<p><b>Impact 4.9-6:</b> The proposed project could result in the creation of additional demands for wastewater collection and treatment, resulting in a need for new or expanded wastewater treatment facilities.</p>	<p>Potentially Significant</p>	<p>most commonly, domestic water and sanitary sewer.</p> <p>As discussed in more detail in Section 4.9 of the Draft EIR, the GPU includes, as part of the proposed project, a number of Land Use and Water Resource policies and implementation measures that serve to reduce or avoid this impact. These policies are designed to:</p> <ul style="list-style-type: none"> <li>minimize this impact through early identification of required infrastructure and orderly construction and rehabilitation of facilities need to serve existing and planned urban areas.</li> <li>provide and conserve water resources and services.</li> </ul> <p>The Draft EIR also identifies additional mitigation required to address this impact:</p> <ul style="list-style-type: none"> <li><b>LU-1.5.4. Maintain Existing Levels of Services.</b> The County shall ensure new growth and developments do not create significant adverse impacts on existing County-owned and operated facilities.</li> <li><b>LU-1.5.5. Fair Share Funding for Public Services and Facilities.</b> The County shall review development proposals for their impacts on infrastructure (for example, sewer, water, fire stations, libraries, streets, etc). New development shall be required to pay its proportionate share of the costs of infrastructure improvements required to serve the project to the extent permitted by State law.</li> <li><b>LU-1.5.6. Coordination with Service Providers.</b> The County shall work with special districts, community service districts, public utility districts, mutual water companies, private water purveyors, sanitary districts, and sewer maintenance districts to provide adequate levels of public facilities and services.</li> <li><b>LU-1.5.7. Municipal Service Reviews (MSRs).</b> The County shall use MSRs adopted</li> </ul>	<p><b>Finding:</b> The Board hereby finds that this impact will be reduced to a less than significant level with incorporation of new policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7). Specifically, the additional mitigating policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7) are feasible and are adopted to reduce this impact to <i>less-than-significant</i>.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.9, implementation of the proposed project will result in some additional development that could increase the demand for wastewater treatment infrastructure. The updated general plan will continue to implement a variety of policies and programs (Draft EIR page 4.9-26) designed to coordinate with local wastewater service providers to ensure the provision of adequate service and infrastructure. The EIR also identifies additional mitigating policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7) for new development to ensure financing mechanisms for the provision, operation, and maintenance of appropriate public facilities and services including wastewater infrastructure. Consequently, with implementation of the updated general plan policies and implementation measures, and, as required, additional mitigating policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7), impacts associated with the proposed project are considered less-than-significant.</p>	<p>Less-than-Significant</p>

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SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
<p><b>Impact 4.9-7:</b> The proposed project could result in the need for new or expanded stormwater drainage facilities.</p>	<p>Potentially Significant</p>	<p>by LAFCo, as tools to assess the capacity, condition, and financing of various public utility services provided by special districts and cities, most commonly, domestic water and sanitary sewer.</p> <p>As discussed in more detail in Section 4.9 of the Draft EIR, the GPU includes, as part of the proposed project, a number of Land Use, Public Health and Safety, and Water Resource policies and implementation measures that serve to reduce or avoid this impact. These policies are designed to:</p> <ul style="list-style-type: none"> <li>minimize this impact through early identification of required infrastructure and orderly construction and rehabilitation of facilities need to serve existing and planned urban areas.</li> <li>provide and conserve water resources and services.</li> </ul> <p>The Draft EIR also identifies additional mitigation required to address this impact:</p> <ul style="list-style-type: none"> <li><b>LU-1.5.4. Maintain Existing Levels of Services.</b> The County shall ensure new growth and developments do not create significant adverse impacts on existing County-owned and operated facilities.</li> <li><b>LU-1.5.5. Fair Share Funding for Public Services and Facilities.</b> The County shall review development proposals for their impacts on infrastructure (for example, sewer, water, fire stations, libraries, streets, etc). New development shall be required to pay its proportionate share of the costs of infrastructure improvements required to serve the project to the extent permitted by State law.</li> <li><b>LU-1.5.6. Coordination with Service Providers.</b> The County shall work with special districts, community service districts, public utility districts, mutual water companies, private water purveyors, sanitary districts, and sewer</li> </ul>	<p><b>Finding:</b> The Board hereby finds that this impact will be reduced to a less than significant level with incorporation of new policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7). Specifically, the additional mitigating policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7) are feasible and are adopted to reduce this impact to <i>less-than-significant</i>.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.9, implementation of the proposed project will result in some additional development that could increase the demand for storm drainage infrastructure. The updated general plan will continue to implement a variety of policies and programs (Draft EIR page 4.9-28) designed to ensure the provision of adequate drainage infrastructure. The EIR also identifies additional mitigating policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7) for new development to ensure financing mechanisms for the provision, operation, and maintenance of appropriate public facilities and services including drainage infrastructure. Consequently, with implementation of the updated general plan policies and implementation measures, and, as required, additional mitigating policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7), impacts associated with the proposed project are considered less-than-significant.</p>	<p>Less-than-Significant</p>

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Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
		<p>maintenance districts to provide adequate levels of public facilities and services.</p> <ul style="list-style-type: none"> <li>• <b>LU-1.5.7. Municipal Service Reviews (MSRs).</b> The County shall use MSRs adopted by LAFCo, as tools to assess the capacity, condition, and financing of various public utility services provided by special districts and cities, most commonly, domestic water and sanitary sewer.</li> </ul>		
<p><b>Impact 4.9-8:</b> The proposed project could result in a need for new solid waste facilities or non-compliance with waste diversion requirements.</p>	<p>Potentially Significant</p>	<p>As discussed in more detail in Section 4.9 of the Draft EIR, the GPU includes, as part of the proposed project, a number of Land Use, Conservation and Open Space, and Public Health and Safety policies and implementation measures that serve to reduce or avoid this impact. These policies are designed to:</p> <ul style="list-style-type: none"> <li>• minimize this impact through early identification of required infrastructure and orderly construction and rehabilitation of facilities need to serve existing and planned urban areas.</li> </ul> <p>The Draft EIR also identifies additional mitigation required to address this impact:</p> <ul style="list-style-type: none"> <li>• <b>LU-1.5.4. Maintain Existing Levels of Services.</b> The County shall ensure new growth and developments do not create significant adverse impacts on existing County-owned and operated facilities.</li> <li>• <b>LU-1.5.5. Fair Share Funding for Public Services and Facilities.</b> The County shall review development proposals for their impacts on infrastructure (for example, sewer, water, fire stations, libraries, streets, etc). New development shall be required to pay its proportionate share of the costs of infrastructure improvements required to serve the project to the extent permitted by State law.</li> <li>• <b>LU-1.5.6. Coordination with Service Providers.</b> The County shall work with special districts, community service districts, public</li> </ul>	<p><b>Finding:</b> The Board hereby finds that this impact will be reduced to a less than significant level with incorporation of new policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7). Specifically, the additional mitigating policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7) are feasible and are adopted to reduce this impact to <b>less-than-significant</b>.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.9, the County continues to divert solid waste from local landfills in compliance with AB 939. Diversion efforts include conservation, recycling and composting. The updated general plan will implement a variety of policies and implementation measures (Draft EIR page 4.9-30) designed to promote local and State solid waste and recycling programs and adhere to all relevant regulatory requirements. More specifically, these policies are designed to minimize this impact through continued provision of solid waste services and recycling activities, protection of air and water quality, and ensuring funding for County utilities to provide adequate service levels. The EIR also identifies additional mitigating policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7) for new development to ensure financing mechanisms for the provision, operation, and maintenance of appropriate public facilities and services. Consequently, with implementation of the updated general plan policies and implementation measures, and, as required, additional mitigating policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7), impacts associated with the proposed project are considered less-than-significant.</p>	<p>Less-than-Significant</p>

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Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
		utility districts, mutual water companies, private water purveyors, sanitary districts, and sewer maintenance districts to provide adequate levels of public facilities and services.		
		<ul style="list-style-type: none"> <li> <b>LU-1.5.7. Municipal Service Reviews (MSRs).</b> The County shall use MSRs adopted by LAFCo, as tools to assess the capacity, condition, and financing of various public utility services provided by special districts and cities, most commonly, domestic water and sanitary sewer.                             </li> </ul>		
<b>Impact 4.9-9:</b> The proposed project could result in the need for new or expanded parks, trails, and recreational facilities, which were not contemplated in the general plan.	Potentially Significant	As discussed in more detail in Section 4.9 of the Draft EIR, the GPU includes, as part of the proposed project, a number of Land Use and Conservation and Open Space policies and implementation measures that serve to reduce or avoid this impact. These policies are designed to: <ul style="list-style-type: none"> <li>continue provision of community services</li> <li>ensure funding for County programs to provide adequate service levels</li> </ul> The Draft EIR also identifies additional mitigation required to address this impact: <ul style="list-style-type: none"> <li> <b>LU-1.5.4. Maintain Existing Levels of Services.</b> The County shall ensure new growth and developments do not create significant adverse impacts on existing County-owned and operated facilities.                             </li> <li> <b>LU-1.5.5. Fair Share Funding for Public Services and Facilities.</b> The County shall review development proposals for their impacts on infrastructure (for example, sewer, water, fire stations, libraries, streets, etc). New development shall be required to pay its proportionate share of the costs of infrastructure improvements required to serve the project to the extent permitted by State law.                             </li> <li> <b>LU-1.5.6. Coordination with Service Providers.</b> The County shall work with special districts, community service districts, public                             </li> </ul>	<p><b>Finding:</b> The Board hereby finds that this impact will be reduced to a less than significant level with incorporation of new policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7). Specifically, the additional mitigating policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7) are feasible and are adopted to reduce this impact to <b>less-than-significant</b>.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.9, implementation of the proposed project will result in some additional development that could generate additional demand on park and recreation programs, services and facilities. County costs to build and maintain facilities and sustain personnel costs will also increase. The updated general plan will ensure that a variety of policies and implementation measures (Draft EIR page 4.9-33) are implemented to ensure adequate park and recreation facilities within the County. The EIR also identifies additional mitigating policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7) for new development to ensure financing mechanisms for the provision, operation, and maintenance of appropriate public facilities and services. Consequently, with implementation of the updated general plan policies and implementation measures, and, as required, additional mitigating policies (LU-1.5.4, LU-1.5.5, LU-1.5.6, and LU-1.5.7), impacts associated with the proposed project are considered less-than-significant.</p>	Less-than-Significant

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
<p>utility districts, mutual water companies, private water purveyors, sanitary districts, and sewer maintenance districts to provide adequate levels of public facilities and services.</p> <p><b>LU-1.5.7. Municipal Service Reviews (MSRs).</b> The County shall use MSRs adopted by LAFCo, as tools to assess the capacity, condition, and financing of various public utility services provided by special districts and cities, most commonly, domestic water and sanitary sewer.</p>				
<p><b>Agricultural and Timber Resources</b></p>				
<p><b>Impact 4.10-1:</b> The proposed project could result in the conversion of Important Farmland or Timber Resource Lands to non-agricultural use.</p>	<p>Potentially Significant</p>	<p>As discussed in more detail in Section 4.10 of the Draft EIR, the GPU includes, as part of the proposed project, a number of Land Use, Agriculture and Forestry, and Economic policies and implementation measures that serve to reduce or avoid this impact. These policies and implementation measures are designed to:</p> <ul style="list-style-type: none"> <li>protect and conserve forestry/agricultural resources within the County.</li> <li>promote continued productivity and employment of forestry/agricultural resources within the County.</li> </ul> <p>The Final EIR also identified the following two (2) modified existing policies and implementation measure to address this impact:</p> <ul style="list-style-type: none"> <li><b>AG/FOR-8.9.1 Minimal Parcel Size for Timber Resource Lands.</b> The minimum parcel size for Timber Resource lands shall be 40 acres. Timber Resource Lands include those lands identified as General Forest and as Timberland Production Zone. Limitations provided by the zoning include a restriction of the allowable density of dwelling units in the Timberland Production Zone. Only parcels 160 acres in size or greater are allowed a residence or structure as</li> </ul>	<p><b>Finding:</b> The Board finds that although changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen this impact, specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible additional mitigation measures or alternatives identified in the environmental impact report. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains <b>significant and unavoidable</b>.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.10, implementation of the proposed project will result in some additional development that could result in direct and indirect conversion of important farmlands or timber resources. The updated general plan will implement a variety of policies (Draft EIR page 4.10-8) designed to address agricultural conversion). In addition, County policies will (1) support continued agricultural uses, (2) seek to reduce conflicts between agricultural and urban uses; and (3) coordinate regional efforts to preserve farmland or slow the conversion of farmland within Plumas County. However, while these policies will continue to promote the continued conservation of important farmlands/timber resources, they will not prevent an overall net loss of important farmlands/timber resources within the County associated with future development. No additional feasible mitigation is currently available. Therefore, this is a significant and unavoidable impact.</p> <p>The EIR identifies two modified existing policies (AG/FOR-8.9.1 "Minimal Parcel Size for Timber Resource Lands and AG/FOR-8.9.2 "Compatible Uses for Timber Resource Lands) and modified Implementation Measures #17 as required additional mitigation. No additional feasible</p>	<p>Significant and Unavoidable</p>

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
		<p>necessary for the management of the timber resource.</p> <ul style="list-style-type: none"> <li>• <b>AG/FOR-8.9.2 Compatible Uses for Timber Resource Lands.</b> Timber Resource lands shall only be used for purposes that are compatible with timber production such as the production of other wood products, bio-mass, mineral resource extraction, grazing, recreation, carbon sequestration and wildlife habitat/migratory corridors.</li> <li>• <b>Implementation Measure #17.</b> Amend the Zoning Code to address the use of ministerial permitting of agricultural and forestry support uses.</li> </ul> <p>No additional, feasible mitigation measures identified.</p>	<p>mitigation is currently available to reduce this impact to a less than significant level. Consequently, this impact remains a significant and unavoidable impact.</p>	
<p><b>Impact 4.10-2:</b> The proposed project could result in conflicts with existing zoning for agricultural use, Williamson Act contracts, or Timberland Production Zones.</p>	<p>Less-than-Significant</p>	<p>No mitigation measures required.</p>	<p><b>Finding:</b> The Board hereby finds that this impact will be <b>less-than-significant</b> prior to mitigation.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.10, implementation of the proposed project would result in the eventual conversion of agricultural zoned or timberland areas to nonagricultural uses. This is expected to occur where future planned development would be in close proximity to agricultural lands, including areas in or around the Planning Areas of the County or on individual lots. Adoption and implementation of the policies and implementation measures (Draft EIR page 4.10-8) under the proposed project would ensure that conversion of agriculturally zoned land, timberland areas or Williamson Act farmland to nonagricultural uses is minimized to the greatest extent possible through the use of land use concepts such as Planning Area centered growth and with a variety of programs that promote the conservation of viable agricultural land. As a result, conflicts with the Williamson Act are not expected and this impact is considered less-than-significant.</p>	<p>Less-than-Significant</p>

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
<p><b>Impact 4.10-3:</b> The proposed project could involve other changes in the existing environment which, due to their location or nature, would result in the conversion of farmland to nonagricultural use.</p>	<p>Potentially Significant</p>	<p>As discussed in more detail in Section 4.10 of the Draft EIR, the GPU includes, as part of the proposed project, a number of Land Use, Agriculture and Forestry, and Economic policies and implementation measures that serve to reduce or avoid this impact. These policies and implementation measures are designed to:</p> <ul style="list-style-type: none"> <li>• protect and conserve forestry/agricultural resources within the County.</li> <li>• promote continued productivity and employment of forestry/agricultural resources within the County.</li> </ul> <p>The Final EIR also identified the following two (2) modified existing policies and implementation measure to address this impact:</p> <ul style="list-style-type: none"> <li>• <b>AG/FOR-8.9.1 Minimal Parcel Size for Timber Resource Lands.</b> The minimum parcel size for Timber Resource lands shall be 40 acres. Timber Resource Lands include those lands identified as General Forest and as Timberland Production Zone. Limitations provided by the zoning include a restriction of the allowable density of dwelling units in the Timberland Production Zone. Only parcels 160 acres in size or greater are allowed a residence or structure as necessary for the management of the timber resource.</li> <li>• <b>AG/FOR-8.9.2 Compatible Uses for Timber Resource Lands.</b> Timber Resource lands shall only be used for purposes that are compatible with timber production such as the production of other wood products, bio-mass, mineral resource extraction, grazing, recreation, carbon sequestration and wildlife habitat/migratory corridors.</li> <li>• <b>Implementation Measure #17.</b> Amend the Zoning Code to address the use of</li> </ul>	<p><b>Finding:</b> The Board finds that although changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen this impact, specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible additional mitigation measures or alternatives identified in the environmental impact report. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains <b>significant and unavoidable</b>.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.10, implementation of the proposed project would result in increased pressures to convert some farm/forest lands to non-agricultural uses. As discussed above under Impact 4.10-1, the updated general plan will implement a variety of policies designed to address agricultural conversion (Draft EIR page 4.10-8). Reducing agricultural conversion will reduce land use conflicts between agricultural and urban uses. In addition, County policies will (1) support continued agricultural uses, (2) seek to reduce conflicts between agricultural and urban uses (“right to farm” ordinance); and (3) coordinate regional efforts to preserve farmland or slow the conversion of farmland within Plumas County. However, while these policies would continue to promote the continued conservation of important farmlands/timber resources, it would not prevent an overall net loss of important farmlands/timber resources within the County associated with future development within existing agricultural/open space areas. No additional feasible mitigation is currently available. Therefore, this is a significant and unavoidable impact.</p> <p>The EIR identifies two modified existing policies (AG/FOR-8.9.1 “Minimal Parcel Size for Timber Resource Lands and AG/FOR-8.9.2 “Compatible Uses for Timber Resource Lands) and modified Implementation Measures #17 as required additional mitigation. No additional feasible mitigation is currently available to reduce this impact to a less than significant level. Consequently, this impact remains a significant and unavoidable impact.</p>	<p>Significant and Unavoidable</p>

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
ministerial permitting of agricultural and forestry support uses. No additional, feasible mitigation measures identified.				
<b>Biological Resources</b>				
<b>Impact 4.11-1:</b> The proposed project could have an adverse impact on special status species.	Potentially Significant	<p>As discussed in more detail in Section 4.11 of the Draft EIR, the GPU includes, as part of the proposed project, a number of Conservation and Open Space and Water Resource policies and implementation measures that serve to reduce or avoid this impact. These policies and implementation measures are designed to:</p> <ul style="list-style-type: none"> <li>• protect sensitive habitats from impacts of future development.</li> <li>• identify and mitigate development impacts on key biological resources.</li> <li>• preserve and maintain open space resource areas within the County.</li> </ul> <p>The EIR also identifies additional mitigation (i.e., revised proposed Policy COS-7.2.13) required to address this impact:</p> <ul style="list-style-type: none"> <li>• <b>COS-7.2.13 Biological Resource Maps and Surveys.</b> The County shall maintain and consult biological resource maps during the discretionary permit review process in order to identify habitat concerns and guide mitigations that will reduce biological resource impacts. Additionally, the County shall require that any development project that could potentially impact a special status species or sensitive natural community shall be required to conduct a biological survey of the site. If special-status species or sensitive natural communities are found on the site, the project biologist shall recommend measures necessary to avoid, minimize, and/or compensate for identified impacts to special-status species and sensitive natural communities.</li> </ul>	<p><b>Finding:</b> The Board hereby finds that this impact will be reduced to a less than significant level with incorporation of the revised proposed Policy COS-7.2.13. Specifically, the additional mitigating revised Policy COS-7.2.13 is feasible and is adopted to reduce this impact to <b>less-than-significant</b>.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.11, implementation of the proposed project would result in the introduction of new rural and urban development in a variety of habitats throughout the County. These habitat areas support a number of special status species. Impacts to special status species will result from direct and indirect effects of development. Impacts include habitat conversion and fragmentation, invasive species, and new sources of light. Introduction of new sources of light (resulting from development) could affect existing patterns of behavior or movement of wildlife species, including the attraction of species to incompatible areas (i.e., airports, industrial facilities, etc.). The updated general plan will implement a variety of policies (Draft EIR page 4.11-22) designed to address special status species. The EIR also identifies additional mitigating revised Policy COS-7.2.13. Consequently, with implementation of the updated general plan policies and implementation measures, and, as required, additional mitigating Policy COS-7.2.13, impacts associated with the proposed project are considered less-than-significant.</p> <p>The EIR also identifies three (3) modified policies (COS-7.2.7, COS-7.2.9, and COS-7.2.10) and two (2) new implementation measures (Implementation Measures #23 and #24) as additional mitigation to ensure that this impact remains a less-than-significant impact.</p>	Less-than-Significant

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
			<p>The Final EIR also identified the following three (3) modified existing policies and two (2) additional new implementation measures to ensure that this impact remains less-than-significant:</p> <ul style="list-style-type: none"> <li>• <b>COS-7.2.7 Wetland and Riparian Habitat Buffers.</b> The County shall require new development that is subject to review under the California Environmental Quality Act to identify wetlands and riparian habitat areas and designate a buffer zone around each area sufficient to protect these habitats from degradation, encroachment, or loss. The County shall continue to identify areas as Open Space and Significant Wetlands as an ongoing process when those areas are identified.</li> <li>• <b>COS-7.2.9 Wildlife Fencing.</b> The County shall discourage the use of fencing in rural areas that is exclusionary or dangerous to wildlife, except when necessary for property protection, human safety, crop protection, or domestic animal containment through its discretionary project review and implementation process. Where fencing is necessary, wildlife friendly standards will be considered to the extent feasible.</li> <li>• <b>COS-7.2.10 Lake Davis Area.</b> Within the Lake Davis Deer Fawning Area, the County shall establish a 20-acre minimum parcel size until a compensating area is provided, whether naturally or artificially, within the Lake Davis subunit range. Development of a future compensating area shall be developed in coordination with DFW and other appropriate agencies. Any designated compensating areas shall be clearly mapped and designated in the County’s mapping system.</li> </ul>	

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Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
		<ul style="list-style-type: none"> <li>• <b>Implementation Measure #23.</b> The County shall maintain best available data in the form of GIS maps for the location and extent of wetlands, critical habitats, streamside management areas, rookeries, and ranges of species identified in the California Natural Diversity Database and in consultation, through data sharing, with other resource management agencies including the California Department of Fish and Wildlife, United States Fish and Wildlife, and the United States Forest Service.</li> <li>• <b>Implementation Measure #24.</b> The County shall maintain efficient and timely procedures for project referral to state and federal agencies for biological review and consultation.</li> </ul>		
<p><b>Impact 4.11-2:</b> The proposed project could have potential adverse effects on sensitive riparian habitat, other sensitive natural communities and on Federal and State jurisdictional waters and wetlands.</p>	<p>Potentially Significant</p>	<p>As discussed in more detail in Section 4.11 of the Draft EIR, the GPU includes, as part of the proposed project, a number of Conservation and Open Space and Water Resource policies and implementation measures that serve to reduce or avoid this impact. These policies and implementation measures are designed to:</p> <ul style="list-style-type: none"> <li>• protect sensitive habitats from impacts of future development.</li> <li>• identify and mitigate development impacts on key biological resources.</li> <li>• preserve and maintain open space resource areas within the County.</li> </ul> <p>The EIR also identifies additional mitigation (i.e., revised proposed Policy COS-7.2.13) required to address this impact:</p> <ul style="list-style-type: none"> <li>• <b>COS-7.2.13 Biological Resource Maps and Surveys.</b> The County shall maintain and consult biological resource maps during the discretionary permit review process in order to</li> </ul>	<p><b>Finding:</b> The Board hereby finds that this impact will be reduced to a less than significant level with incorporation of the revised proposed Policy COS-7.2.13. Specifically, the additional mitigating revised Policy COS-7.2.13 is feasible and is adopted to reduce this impact to <b>less-than-significant</b>.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.11, implementation of the proposed project would result in the introduction of new rural and urban development in a variety of habitats throughout the County. These areas could support a number of sensitive habitats (including wetlands and riparian areas) or natural communities. Development could also result in long-term degradation of riparian sensitive plant communities, fragmentation or isolation of an important wildlife habitat, or disruption of natural wildlife movement corridors associated with riparian habitat. The loss or disruption of riparian habitats is a significant impact due to the value of such habitat for a wide variety of common and special-status species and for providing a wildlife movement corridor along creeks in the County. The updated general plan will implement a variety of policies (Draft EIR page 4.11-22) designed to address sensitive habitats or natural communities. The EIR also identifies additional mitigating revised Policy COS-7.2.13. Consequently, with implementation of the updated general plan policies and implementation measures, and, as required, additional mitigating</p>	<p>Less-than-Significant</p>

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Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
		<p>identify habitat concerns and guide mitigations that will reduce biological resource impacts. Additionally, the County shall require that any development project that could potentially impact a special status species or sensitive natural community shall be required to conduct a biological survey of the site. If special-status species or sensitive natural communities are found on the site, the project biologist shall recommend measures necessary to avoid, minimize, and/or compensate for identified impacts to special-status species and sensitive natural communities.</p> <p>The Final EIR also identified the following three (3) modified existing policies and two (2) additional new implementation measures to ensure that this impact remains less-than-significant:</p> <ul style="list-style-type: none"> <li>• <b>COS-7.2.7 Wetland and Riparian Habitat Buffers.</b> The County shall require new development that is subject to review under the California Environmental Quality Act to identify wetlands and riparian habitat areas and designate a buffer zone around each area sufficient to protect these habitats from degradation, encroachment, or loss. The County shall continue to identify areas as Open Space and Significant Wetlands as an ongoing process when those areas are identified.</li> <li>• <b>COS-7.2.9 Wildlife Fencing.</b> The County shall discourage the use of fencing in rural areas that is exclusionary or dangerous to wildlife, except when necessary for property protection, human safety, crop protection, or domestic animal containment through its discretionary project review and implementation process. Where fencing is necessary, wildlife friendly standards will be considered to the extent feasible.</li> </ul>	<p>Policy COS-7.2.13, impacts associated with the proposed project are considered less-than-significant.</p> <p>The EIR also identifies three (3) modified policies (COS-7.2.7, COS-7.2.9, and COS-7.2.10) and two (2) new implementation measures (Implementation Measures #23 and #24) as additional mitigation to ensure that this impact remains a less-than-significant impact.</p>	

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Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
		<ul style="list-style-type: none"> <li>• <b>COS-7.2.10 Lake Davis Area.</b> Within the Lake Davis Deer Fawning Area, the County shall establish a 20-acre minimum parcel size until a compensating area is provided, whether naturally or artificially, within the Lake Davis subunit range. Development of a future compensating area shall be developed in coordination with DFW and other appropriate agencies. Any designated compensating areas shall be clearly mapped and designated in the County's mapping system.</li> <li>• <b>Implementation Measure #23.</b> The County shall maintain best available data in the form of GIS maps for the location and extent of wetlands, critical habitats, streamside management areas, rookeries, and ranges of species identified in the California Natural Diversity Database and in consultation, through data sharing, with other resource management agencies including the California Department of Fish and Wildlife, United States Fish and Wildlife, and the United States Forest Service.</li> <li>• <b>Implementation Measure #24.</b> The County shall maintain efficient and timely procedures for project referral to state and federal agencies for biological review and consultation.</li> </ul>		

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Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
<p><b>Impact 4.11-3:</b> The proposed project could result in the potential disturbance and loss of native fish and wildlife species movement corridors.</p>	<p>Potentially Significant</p>	<p>As discussed in more detail in Section 4.11 of the Draft EIR, the GPU includes, as part of the proposed project, a number of Conservation and Open Space and Water Resource policies and implementation measures that serve to reduce or avoid this impact. These policies and implementation measures are designed to:</p> <ul style="list-style-type: none"> <li>• protect sensitive habitats from impacts of future development.</li> <li>• identify and mitigate development impacts on key biological resources.</li> <li>• preserve and maintain open space resource areas within the County.</li> </ul> <p>The EIR also identifies additional mitigation (i.e., revised proposed Policy COS-7.2.13) required to address this impact:</p> <ul style="list-style-type: none"> <li>• <b>COS-7.2.13 Biological Resource Maps and Surveys.</b> The County shall maintain and consult biological resource maps during the discretionary permit review process in order to identify habitat concerns and guide mitigations that will reduce biological resource impacts. Additionally, the County shall require that any development project that could potentially impact a special status species or sensitive natural community shall be required to conduct a biological survey of the site. If special-status species or sensitive natural communities are found on the site, the project biologist shall recommend measures necessary to avoid, minimize, and/or compensate for identified impacts to special-status species and sensitive natural communities.</li> </ul> <p>The Final EIR also identified the following three (3) modified existing policies and two (2) additional new implementation measures to ensure that this impact remains less-than-significant:</p> <ul style="list-style-type: none"> <li>• <b>COS-7.2.7 Wetland and Riparian Habitat Buffers.</b> The County shall require new development that is subject</li> </ul>	<p><b>Finding:</b> The Board hereby finds that this impact will be reduced to a less than significant level with incorporation of the revised proposed Policy COS-7.2.13. Specifically, the additional mitigating revised Policy COS-7.2.13 is feasible and is adopted to reduce this impact to <b>less-than-significant</b>.</p> <p><b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.11, implementation of the proposed project will result in habitat loss, degradation, fragmentation and encroachment by exotic weeds. These direct and indirect impacts will remove or interfere with existing linkages between habitat areas that currently provide cover and increase the distances that species need to traverse. Increases vehicular travel levels and nighttime light levels will also deter wildlife movement through the area. The updated general plan will implement a variety of policies and implementation measures designed to address impacts to biological resources (including any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or native wildlife nursery sites). The updated general plan will implement a variety of policies (Draft EIR page 4.11-22) designed to address sensitive habitats or natural communities. The EIR also identifies additional mitigating revised Policy COS-7.2.13. Consequently, with implementation of the updated general plan policies and implementation measures, and, as required, additional mitigating Policy COS-7.2.13, impacts associated with the proposed project are considered less-than-significant.</p> <p>The EIR also identifies three (3) modified policies (COS-7.2.7, COS-7.2.9, and COS-7.2.10) and two (2) new implementation measures (Implementation Measures #23 and #24) as additional mitigation to ensure that this impact remains a less-than-significant impact.</p>	<p>Less-than-Significant</p>

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Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
		<p>to review under the California Environmental Quality Act to identify wetlands and riparian habitat areas and designate a buffer zone around each area sufficient to protect these habitats from degradation, encroachment, or loss. The County shall continue to identify areas as Open Space and Significant Wetlands as an ongoing process when those areas are identified.</p> <ul style="list-style-type: none"> <li>• <b>COS-7.2.9 Wildlife Fencing.</b> The County shall discourage the use of fencing in rural areas that is exclusionary or dangerous to wildlife, except when necessary for property protection, human safety, crop protection, or domestic animal containment through its discretionary project review and implementation process. Where fencing is necessary, wildlife friendly standards will be considered to the extent feasible.</li> <li>• <b>COS-7.2.10 Lake Davis Area.</b> Within the Lake Davis Deer Fawning Area, the County shall establish a 20-acre minimum parcel size until a compensating area is provided, whether naturally or artificially, within the Lake Davis subunit range. Development of a future compensating area shall be developed in coordination with DFW and other appropriate agencies. Any designated compensating areas shall be clearly mapped and designated in the County's mapping system.</li> <li>• <b>Implementation Measure #23.</b> The County shall maintain best available data in the form of GIS maps for the location and extent of wetlands, critical habitats, streamside management areas, rookeries, and ranges of species identified in the California Natural</li> </ul>		

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Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
		Diversity Database and in consultation, through data sharing, with other resource management agencies including the California Department of Fish and Wildlife, United States Fish and Wildlife, and the United States Forest Service.  <ul style="list-style-type: none"> <li>• <b>Implementation Measure #24.</b> The County shall maintain efficient and timely procedures for project referral to state and federal agencies for biological review and consultation.</li> </ul>		
<b>Impact 4.11-4:</b> The proposed project would not result in a potential Inconsistency with an adopted conservation plan.	Less-than-Significant	No mitigation measures required.	<b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation.  <b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.11, the updated general plan will implement a variety of policies (Draft EIR page 4.11-28) designed to protect biological resources, and promote consistency with other planning documents. Additionally, CEQA review for individual projects will provide project-specific data and require feasible mitigation for significant impacts resulting from conflicts with local policies or ordinances protecting biological resources. This impact is considered less-than-significant.	Less-than-Significant
<b>Cultural Resources</b>				
<b>Impact 4.12-1:</b> The proposed project could potentially damage or destroy historic resources.	Significant and Unavoidable	As discussed in more detail in Section 3.12 of the Draft EIR, the GPU includes, as part of the Project, a number of Land Use, Conservation and Open Space, and Economic policies and implementation measures that serve to reduce or avoid this impact. These policies and implementation measures are designed to: <ul style="list-style-type: none"> <li>• preserve and maintain historic resources in the County</li> <li>• preserve and maintain archaeological sites.</li> </ul> No additional, feasible mitigation measures identified.	<b>Finding:</b> The Board finds that although changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen this impact, specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible additional mitigation measures or alternatives identified in the environmental impact report. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains <i>significant and unavoidable</i> .  <b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.12, implementation of the proposed project could directly or indirectly result in a "substantial adverse change" (physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings) through various development activities for which no possible mitigation may be available to maintain the historic integrity of the affected resource or its surroundings. Impacts to these resources will	Significant and Unavoidable

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
			<p>result from development related activities and/or project design elements, including ground-disturbing activities and damage, destruction or alteration of historic buildings or structures. The updated general plan will continue to ensure that a variety of preservation efforts are implemented under all future development projects to minimize impacts to historic resources (as defined in Section 15064.5). More specifically, these policies are designed to:</p> <ul style="list-style-type: none"> <li>• Promote preservation and adaptive reuse of historic buildings and areas to preserve the county’s unique historic heritage;</li> <li>• Encourage the restoration, preservation and integration of cultural resources into development of new communities within the unincorporated communities and hamlet areas;</li> <li>• Protect cultural or historic resources along county scenic routes and highways and consider the location of historic resources during the design phase of proposed roadways or highways;</li> <li>• provide for development of historical sites inventory and protection of significant cultural resource sites in the Foothill Growth Management area;</li> <li>• continued implementation of State and federal standards in evaluation of potential historic resources and call for development of a historic resources inventory.</li> </ul> <p>However, implementation of the proposed project may nonetheless result in a “substantial adverse change” (physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings) through various development activities for which no possible mitigation may be available to maintain the historic integrity of the affected resource or its surroundings. No additional technologically or economically mitigation is currently available. For this reason, this is a significant and unavoidable impact.</p>	

**TABLE 1  
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS**

Impact	Significance without Mitigation	Adopted Policies and/or Mitigation Measures	Findings /Rationale for Finding	Significance with Mitigation
<p><b>Impact 4.12-2:</b> The proposed project could potentially damage or destroy archaeological resources.</p>	<p>Less-than-Significant</p>	<p>No mitigation measures required.</p>	<p><b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation. <b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.12, the updated general plan will implement a variety of policies (Draft EIR page 4.12-16) designed to protect archaeological resources, and promote consistency with other planning documents. Additionally, CEQA review for individual projects will provide project-specific data and require feasible mitigation for significant impacts to archaeological resources. This impact is considered less-than-significant.</p>	<p>Less-than-Significant</p>
<p><b>Impact 4.12-3:</b> The proposed project could result in damage or destruction of paleontological resources.</p>	<p>Less-than-Significant</p>	<p>No mitigation measures required.</p>	<p><b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation. <b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.12, the updated general plan will implement a variety of policies (Draft EIR page 4.12-26) designed to protect paleontological resources. Additionally, CEQA review for individual projects will provide project-specific data and require feasible mitigation for significant impacts to paleontological resources. This impact is considered less-than-significant.</p>	<p>Less-than-Significant</p>
<p><b>Impact 4.12-4:</b> The proposed project could damage or destroy burial sites.</p>	<p>Less-than-Significant</p>	<p>No mitigation measures required.</p>	<p><b>Finding:</b> The Board hereby finds that this impact will be <i>less-than-significant</i> prior to mitigation. <b>Rationale for Finding:</b> As discussed in greater detail in Draft EIR Section 4.12, the updated general plan will implement a variety of policies (Draft EIR page 4.12-28) designed to protect burial sites. Additionally, CEQA review for individual projects will provide project-specific data and require feasible mitigation for significant impacts to burial sites. This impact is considered less-than-significant.</p>	<p>Less-than-Significant</p>

# Project Alternatives

## Alternative Selection Process

As discussed in Section 5.2 of the Draft EIR, the alternatives were selected in consideration of one or more of following factors:

- the extent to which the alternative would accomplish most of the basic goals and objectives of the proposed project (shown in Chapter 3.0 Project Description);
- the extent to which the alternative would avoid or lessen any of the identified significant effects of the proposed project;
- the feasibility of the alternative, taking into account site suitability, economic viability, availability of infrastructure, General Plan consistency, and consistency with other applicable plans and regulatory limitations;
- the appropriateness of the alternative in contributing to a “reasonable range” of alternative necessary to permit a reasoned choice; and
- the requirement of the CEQA Guidelines to consider a “no project” alternative and to identify an “environmentally superior” alternative in addition to the no-project alternative (CEQA Guidelines, Section 15126.6(e)).

As stated in Chapter 3.0, Project Description, the objectives of the proposed project are to:

- Achieve a comprehensive update to the County’s General Plan that reflects the current values and vision of the community and reflects the latest legal, statutory, scientific, and technical changes and advances;
- Directs new development to Planning Areas to support future economic growth and facilitate the efficient provision of new infrastructure and public services;
- Reinforce the vitality, local economy, and individual character of existing communities, while ensuring the continued viability of timber and agricultural production and the preservation of the County’s scenic and environmental resources;
- Results in land use patterns that accommodate the most recent population growth, housing, and employment projections in an orderly manner that minimizes environmental impacts as feasible while meeting the County’s obligations under California Planning Law to provide housing for all income levels;
- Ensure that development accounts for physical constraints and the natural hazards of the land;
- Minimize public costs of infrastructure and services and correlate their timing with new development; and
- Preserve the larger watershed area to conserve limited water supplies for current and projected future uses, including urban, rural, and agricultural uses.

## Alternatives Screened Out from Detailed Consideration in the Draft EIR

The following alternatives were eliminated from further consideration:

- Restrictive Growth Alternative.** This alternative is similar to the proposed project (primarily focus growth within established Planning Areas) but would be more restrictive for individual residential development outside of the Planning Areas by reducing the overall density on lands designated as “General Forest”, Agriculture Preserve”, and “Agriculture and Grazing” within the County. Residential densities would be reduced to allow 1 additional dwelling unit/160 acre parcel minimums similar to those requirements on lands designed for “Timberland Production Zone”. While anticipated population growth under this alternative for the Planning Areas would be similar to that anticipated under the proposed project, growth within other areas of the County would be greatly restricted compared to residential densities currently proposed for agricultural and timberlands outside of identified Planning Areas. All other aspects of the proposed project (including objectives, goals, policies, and implementation measures) would remain the same. This alternative was dropped from further consideration as being infeasible due to its potential conflict with existing property rights. Thus, this EIR does not evaluate the Restrictive Growth Alternative.
- Alternative Project Location.** None of the alternatives includes consideration of an alternative location. The CEQA Guidelines (Section 15126.6(3) (f) (2)) recommend considering an alternative location to reduce potential impacts of a project. However, the goals and policies of the proposed project are specific to the geographic context of the County’s planning area. Build-out consistent with the goals and policies of the proposed project at another location does not make sense for a general plan that applies to all properties within the County’s jurisdiction and within its planning area. Thus, this EIR does not evaluate an Alternative Location alternative.

The Board finds that all of the alternatives eliminated from further consideration in the Draft EIR are infeasible, would not meet most project objectives and/or would not reduce or avoid any of the significant effects of the proposed project, for the reasons detailed in Section 5.2 of the Draft EIR.

## Alternatives Analyzed in the EIR

According to the CEQA Guidelines, the range of alternatives required is governed by the “rule of reason” that requires the EIR to set forth only those feasible alternatives necessary to permit an informed and reasoned choice by the decision-making body and informed public participation. The following alternatives to the proposed project were selected to be addressed in the Draft EIR:

- Alternative A – No-Project Alternative (development under the existing 1984 General Plan).
- Alternative B – Flexible Growth Alternative.
- Alternative C – Focused Growth Alternative.

Of the three alternatives evaluated; the environmentally superior alternative for this project would be Alternative C: Focused Growth Alternative (see Section 5.5.4 of the Draft EIR). Implementation of

this alternative would result in the least amount of additional development with a smaller development footprint, and correspondingly, reduce the magnitude of most environmental impacts associated with the proposed project. As described above, implementation of this alternative would convert less farmland and undeveloped lands to urban uses. However, implementation of this alternative would still result in significant and unavoidable impacts related to cultural resources, agricultural resources, traffic, air quality, hydrology, and visual resources (as described in Draft EIR Section 5.5 and presented in Draft EIR Table 5-1).

## **Alternative A – No-Project Alternative**

Under this alternative, the existing 1984 General Plan would continue to serve as the County’s blueprint for growth. No land use designations would change, and it is assumed that existing undeveloped lots of record ultimately would be built out to their highest use, as envisioned by the existing 1984 General Plan land use map. Overall, population and housing growth assumptions would be similar to those for the proposed project as they are based on market conditions. The existing 1984 General Plan would also continue to provide policy guidance for future planning and development decisions and would not include the updated policy guidance (including the Water Resources, Economics, Public Health and Safety, and Agriculture and Forestry Elements) designed to address key environmental and planning issues affecting the County.

## **Environmental Analysis**

### ***Land Use and Aesthetics***

Neither the No Project Alternative nor the proposed project would result in the division or alteration of an existing community. However, under the currently adopted general plan, the County would have less of an ability to direct specific development changes to defined Planning Areas and to ensure that new development is well-connected and compatible with surrounding uses. Similar to the proposed project, development proposed under the No Project Alternative would still need to be consistent with existing plans and policies. Existing general plan policies would generally ensure that new development is compatible with surrounding land uses. For these reasons, the land use impacts of the No Project Alternative are considered to be similar to those of the proposed project and are less than significant.

The No Project Alternative proposes development that is similar in nature to that anticipated under the proposed project. The existing 1984 General Plan includes some policy guidance with respect to community appearance; however, the proposed goals and polices provided as part of the proposed project are considerably more comprehensive (addressing a range of aesthetic issues including light and glare, see Policy COS-7.6.6 “Lighting and Night Sky Protection”) and detailed than those in the existing 1984 General Plan. Similar to the proposed project, development under this alternative would degrade the existing visual character of and introduce new sources of light to the area and result in potentially significant impacts. However, these aesthetic impacts under the No Project Alternative could be greater due to the lack of policy guidance that promotes well connected development within or near existing Planning Areas that

minimizes unconnected and sprawling development that could affect the visual character of the County.

### ***Transportation and Circulation***

Under the No Project Alternative, the County would continue to function under the direction of the existing 1984 General Plan. Traffic operating conditions on study roadway segments are summarized below, with a full description of the methodologies used to conduct the operations analysis provided in Appendix C of this Draft EIR. As shown in Table 5-2 of the Draft EIR, all roadways would operate within acceptable LOS, with the exception of SR 36 west of Chester. For this roadway segment, traffic growth associated with future development would exacerbate the existing deficiency. While LOS grade would not degrade, the addition of traffic would increase the percent time drivers must follow another vehicle from 64 percent of the time to 68 percent of the time in the eastbound direction, and from 61 percent of the time to 65 percent of the time in the westbound direction.

Overall, transportation impacts (LOS) to SR 36 (west of Chester) resulting from the No Project Alternative are expected to be similar to those associated with the proposed project, resulting in a significant impact to SR 36 west of Chester. As more fully described in Section 4.2 “Transportation and Circulation” of the DEIR, the proposed project incorporates a number of new policies and implementation measures (see Table 4.2-4 of Section 4.2 of the DEIR) requiring new development to identify and mitigate (i.e., contribute their fair share to both construction of new roadway facilities and for on-going roadway maintenance – see Policy CIR-4.1.4) development-related circulation impacts. Additionally, consistent with the rural nature of the County, the Circulation Element also includes several policies designed to promote complete street concepts for new development. For example, Policy 4.2-1 “Complete Street Design” identifies a number of complete street design elements (such as, a balanced roadway design to accommodate a variety of non-motorized transportation uses, low-impact street lighting, and landscaping that minimizes runoff/erosion). Finally, the Circulation Element includes a number of circulation policies designed to enhance local/regional environmental issues. Consequently, the lack of specific transportation policies designed to address adequate levels of circulation infrastructure along with the lack of policies specifically designed to address transportation-related environmental impacts in the existing 1984 General Plan (No Project Alternative) would result in adverse impacts on transportation and circulation issues greater than those of the proposed project.

### ***Air Quality***

Under the No Project Alternative, the County would continue to function under the direction of the existing 1984 General Plan. In consideration of the County’s existing zoned capacity, the No-Project Alternative would add a similar number of residential units (both primary and secondary homes) as the proposed project by 2035, with the primary difference between the alternatives as to how future growth is managed. However, as described in Section 4.3 “Air Quality” of the DEIR, the proposed project incorporates a number of new policies and implementation measures (see Table 4.3-4 of Section 4.3 of the DEIR) that focus on alternative transportation improvements that reduce vehicle miles travelled (i.e., trails, transit, etc.) and air quality

protection measures consistent with the NSAQMD that are not currently found in the existing 1984 General Plan. Consequently, the combination of a lack of specific transportation improvement policies and air quality protection policies in the existing 1984 General Plan would result in potential adverse impacts on air quality greater than those of the proposed project.

### ***Energy and Climate Change***

Similar to air quality, the proposed project incorporates a number of new policies and implementation measures (see Table 4.4-4 of Section 4.4 of the DEIR) that focus on reducing GHG emissions by reducing vehicle miles and support participation in a variety of climate change management programs including the preparation and monitoring of GHG emission inventories. Additionally, the proposed project includes a number of policies designed to conserve energy resources (see Policies COS-7.11.1 through COS-7.11.8 in Table 4.4-4) not currently found in the existing 1984 General Plan. Consequently, the combination of a lack of specific transportation improvement policies and GHG reduction policies in the existing 1984 General Plan would result in potential adverse impacts on climate change impacts greater than those of the proposed project. As the County is currently working with PG&E on implementing a number of energy conservation measures (including energy retrofit projects, etc.), energy impacts under the No Project Alternative are expected to be similar to those anticipated under the proposed project.

### ***Noise***

Under the No Project Alternative, the County would continue to function under the direction of the existing 1984 General Plan. Both the existing 1984 General Plan and the proposed project would increase exposure of residents to noise by virtue of allowing additional growth within the County. However, the proposed project addresses noise impacts more comprehensively than do the policies in the existing 1984 General Plan. For example, policies (see Table 4.5-11 of Section 4.5 of the DEIR) have been developed to provide guidance on the analysis and mitigation of future project-related noise issues. These policies include identifying appropriate noise levels for sensitive receptors (policies N-3.1.1, N-3.1.2, and N-3.1.3), noise buffering for new residential land uses (Policy N-3.1.10), and requirements for project specific noise study and analysis as part of further environmental compliance review (policies N-3.1.9 and N-3.1.10). Implementation Measure #2 from the Noise Element requires the County to prepare and adopt a Noise Ordinance. Consequently, potential adverse noise impacts resulting from continued implementation of the existing 1984 General Plan would be somewhat greater than those resulting from implementation of the proposed project.

### ***Hydrology, Water Quality, and Drainage***

Under the No Project Alternative, the County would have less of an ability to direct specific development changes to defined Planning Areas, which could result in less organized development that would ultimately convert more open space and agricultural land to urban uses or result in greater amounts of fragmented open space areas than the proposed project. Similar to the proposed project, the No Project Alternative would result in the creation of impervious surfaces associated with urbanization increasing the amount of runoff, which could affect water

quality. This increase in impervious surfaces could also reduce groundwater recharge potential within the County. As such, impacts to groundwater levels and groundwater recharge potential would be similar but slightly greater than the proposed project and are potentially significant.

The effects of the No Project Alternative would be greater than the proposed project with regard to soil erosion and sedimentation from construction-related activities, wastewater disposal (i.e., septic tanks), groundwater overdraft, and levee and dam failure. All of these are existing issues that are not addressed in the existing 1984 General Plan at the level of policy detail found in the proposed project. In addition, the proposed project includes a specific Water Resources Element and an updated Open Space and Conservation Element that specifically address water quality protection, water consumption, long term water supply, and erosion protection (see Section 4.6 of the DEIR) that are not in the existing 1984 General Plan. Therefore, the No Project Alternative would have more impacts on water resources than the proposed project.

### ***Geology, Soils, Seismicity, and Mineral Resources***

The No Project Alternative proposes development that is similar in nature to that anticipated under the proposed project. Current State and federal regulations require specific engineering and design criteria to avoid impacts related to geologic, soils, and seismic hazards, which would apply to development under both the No Project Alternative and the proposed project. Any mineral resource extraction activities are regulated by the State, with the County serving as the lead agency to implement the Surface Mining and Reclamation Act or SMARA. For this reason, geologic, soils, seismicity, and mineral resource impacts under the No Project Alternative are considered to be similar to those of the proposed project and are less than significant.

### ***Hazardous Materials and Public Safety***

The No Project Alternative proposes development that is similar in nature to that anticipated under the proposed project. The No Project Alternative would not include the additional hazardous materials and public safety policies and implementation programs contained as part of the proposed project. However, hazardous materials generation, storage and clean-up are heavily regulated by federal, State and local regulations that would apply to both the No Project Alternative and the proposed project. For this reason, hazardous materials impacts under the No Project Alternative are considered to be similar to those of the proposed project and are less than significant.

The proposed project contains new goals and policies to address wildfire hazards and emergency preparedness and response. However, the addition of some level of development under the No Project Alternative within areas of high and very high hazard would still expose people or structures to a significant risk of loss, injury or death involving wildland fires and would be an irreversible consequence similar to that resulting from implementation of the proposed project.

### ***Public Services, Recreation Resources, and Utilities***

Under the No Project Alternative, the County would have less of an ability to direct specific development changes to defined Planning Areas, which could result in future development that is

unable to most efficiently expand from existing public service and utility infrastructure. However, development proposed under the No Project Alternative would still need to be consistent with existing plans, policies, and development standards that require the provision of adequate levels of public services and utilities. While the No Project Alternative does not benefit from the improved policies designed to ensure the provision of adequate levels of service (as shown in Section 4.9 of the DEIR), existing 1984 General Plan policies and County standards would generally ensure that new development is provided with adequate levels of public services and utilities. For these reasons, the public service, recreation resources, and utility impacts of the No Project Alternative are considered to be similar to those of the proposed project and are less than significant.

### ***Agricultural and Timber Resources***

Under the No Project Alternative, the County would have less of an ability to direct specific development changes to defined Planning Areas, which could result in less organized development that would ultimately convert more open space and agricultural land to urban uses or result in greater amounts of fragmented agricultural or timber areas than the proposed project. Additionally, the No Project Alternative would not benefit from the various policies provided in the Agriculture and Forestry Element that have been specifically designed to promote agriculture resources in Plumas County as part of the proposed project (see Section 4.10 of the DEIR). Specifically, several policies (see Policies AG/FOR-8.1.2 through AG/FOR-8.1.4, AG/FOR-8.2.1 through AG/FOR-8.2.8, AG/FOR 8.6.1 through AG/FOR 8.6.8 and AG/FOR 8.8.1 through AG/FOR 8.8.6) call for the continued recognition of agriculture and timber lands as a productive use of resource lands, for the continuation of a diversified economy, for the maintenance of the County's rural character, for the protection of scenic, natural, and recreational resources, and as a defining characteristic of the County's quality of life, and the continued use of preservation programs (i.e., the California Land Conservation Act/Williamson Act) to protect existing agricultural lands. Consequently, the existing 1984 General Plan would result in greater impacts on agricultural lands than the proposed project.

### ***Biological Resources***

Under the No Project Alternative, the County would have less of an ability to direct specific development changes to defined Planning Areas, which could result in less organized development that would ultimately convert more open space and habitat lands to urban uses or result in greater amounts of fragmented open space areas than the proposed project. Additionally, the No Project Alternative would not benefit from the various policies provided in the Open Space and Conservation Element that have been specifically designed to preserve biological resources in Plumas County as part of the proposed project (see Section 4.11 of the DEIR). Specifically, the Open Space and Conservation Element include Policy COS-7.1.4 which encourages the use of private and public conservation easement programs to protect open space areas. Policies COS-7.1.3 "Collaborative Open Space Land Use Management" and COS-7.2.18 "Inter-Agency Coordination" promote continued coordination with a variety of State, Federal, and trustee agencies (with a focus on resource management responsibilities) to jointly address open space and habitat issues. Policy COS-7.2.2 "Species and Habitat Avoidance" requires new

development to avoid or minimize adverse impacts to threatened, rare, or endangered species and critical/sensitive habitat. In the event that avoidance is not feasible, the policy requires a “no-net-loss” of the habitats that support these species. Consequently, impacts would be greater under this alternative when compared to the proposed project.

### **Cultural Resources**

Land that has been used for various types of agricultural or open space uses that do not require extensive excavation and/or grading activities may be more likely to contain previously undiscovered cultural resources, particularly near local waterways. Urbanized areas may also contain a variety of historic resources (i.e., buildings, bridges, etc.). Under the No Project Alternative, the existing 1984 General Plan does not have the full range of policies designed to address cultural resources. Policies provided as part of the proposed project are considerably more comprehensive and detailed, including, in particular, those related to historic resources. Similar to the proposed project, urbanization associated with future growth under this alternative could damage or destroy a variety of cultural resources during various construction-related activities. However, the lack of specific cultural resource policies under the existing 1984 General Plan (No Project Alternative) would result in adverse impacts on cultural resources greater than those of the proposed project.

### **Finding/Rationale:**

The County finds that this alternative is infeasible for specific economic, legal, social, technological, or other reasons and rejects this alternative. Specifically, this alternative would fundamentally fail to meet all the Project Objectives described above because failure to update the County’s existing General Plan will not result in a comprehensive update to the County’s existing goals and policies to help incorporate current planning, environmental, and regulatory trends and objectives. Failure to incorporate these updated goals and policies would make it more difficult to provide the necessary planning framework to standards for the protection of open space areas, habitats, agricultural areas, and scenic landscapes. This alternative is also considered environmentally infeasible as it would increase certain environmental impacts. This alternative is also rejected as being infeasible on the grounds that it does not represent the desired policy of the County. (See *California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal.App.4<sup>th</sup> 957)

## **Alternative B – Flexible Growth Alternative**

Alternative B is similar to the proposed project in that a majority of new growth would be focused within established Planning Areas. Policy guidance would also be similar to the proposed project and would include updated goals and policies (including the Water Resources, Economics, Agriculture and Forestry Elements) designed to address key environmental and planning issues affecting the County. Alternative B differs from the proposed project in that residential densities for lands designated as “Timber Production Zones” (TPZ under the land use diagram) would be increased to allow 1 additional dwelling unit/40 acre parcel minimums rather than the 160 acre parcel minimums identified under the proposed project. Additionally, these properties may be

subdivided into parcels less than 40 acres in order to cluster development and protect timber and other resource values as long as the overall dwelling unit density does not exceed the base density permissible on the original parcel.

Anticipated base population growth under this alternative would be similar to the proposed project (using market demand development assumptions of 4,765 additional residential units by 2035), although growth may be slightly higher than the proposed project due to the additional growth potential (1 additional dwelling unit per 40 acre parcel minimums rather than 160 acre parcel minimums) that could be accommodated outside of designated Planning Areas. However, the exact number of new housing units on TPZ designated land has not been determined due to the speculative nature of this type of growth. For example, the additional housing growth on TPZ designated land would be based on individual land owner decisions with no current information available on the number of land owners that would apply for development permits to subdivide parcels that would meet the 40 acre parcel minimum requirements.

## **Environmental Analysis**

### ***Land Use and Aesthetics***

Under the Flexible Growth Alternative, proposed policies and implementation measures designed to direct growth within defined Planning Areas to ensure that new development is well-connected and compatible with surrounding uses would continue to occur, similar to the proposed project. Consequently, the Flexible Growth Alternative would not result in the division or alteration of an existing community. Similar to the proposed project, development proposed under the Flexible Growth Alternative would still need to be consistent with existing plans and policies. General plan policies would generally ensure that new development is compatible with surrounding land uses. For these reasons, the land use impacts of the Flexible Growth Alternative are considered to be similar to those of the proposed project and are less than significant.

While a majority of new growth would be focused within established Planning Areas, the Flexible Growth Alternative would allow some additional residential development to occur on lands designated as “Timber Production Zones”; however, the exact number of new homes and their specific location is unknown at this time. As the Flexible Growth Alternative would provide additional growth and development opportunities outside of defined Planning Areas through increased residential densities within some TPZ designated lands, impacts to the County’s existing visual character, scenic resources, and light/glare impacts would be greater under this alternative (compared to the proposed project).

### ***Transportation and Circulation***

Under the Flexible Growth Alternative, growth and the resultant transportation and circulation impacts would be similar within designated Planning Areas. However, the ability to increase residential densities outside of designated Planning Areas would result in a higher level of vehicle trips travelling on local and regional roadways than the proposed project. Additional development outside of designated Planning Areas could also increase the demand for transit and other

alternative forms of transportation for areas not currently served by these forms of transportation. As the Flexible Growth Alternative would provide additional growth and development opportunities outside of defined Planning Areas and generate additional levels of traffic and demand for transit, County transportation and circulation impacts would be greater under this alternative (compared to the proposed project).

### ***Air Quality***

Under the Flexible Growth Alternative, the ability to increase residential densities outside of designated Planning Areas would result in a higher level of County-wide vehicle trips and resultant air quality emissions than those resulting from the proposed project. Under this alternative, future growth outside of designated Planning Areas would result in a slightly greater number of dwelling units and residents than the proposed project. While these increases in dwelling units and other types of supporting development can't be quantified at this time, they would result in increased levels of construction emissions, criteria air pollutants, and toxic air contaminants from mobile, area, and stationary sources, as well as exposure of people to odors, in comparison to the proposed project. As the Flexible Growth Alternative would provide additional growth and development opportunities outside of defined Planning Areas and generate additional air quality emissions, criteria air pollutants, and toxic air contaminants, air quality impacts would be greater under this alternative (compared to the proposed project).

### ***Energy and Climate Change***

As described above under "Air Quality", the Flexible Growth Alternative would result in a slightly greater number of dwelling units and residents than the proposed project. These increases in dwelling units and other types of development would result in increased energy demand and greenhouse gas emissions from direct and indirect sources (such as on-road transportation, off-road equipment and vehicles, energy generation, etc.). As the Flexible Growth Alternative would provide additional growth and development opportunities outside of defined Planning Areas and generate additional energy demand and greenhouse gas emissions, energy and climate impacts would be greater under this alternative (compared to the proposed project).

### ***Noise***

The Flexible Growth Alternative would result in a slightly greater number of dwelling units and residents than the proposed project. These increases in dwelling units and other types of development would result in increased levels of both mobile and stationary noise sources relative to the proposed project. These additional increases in mobile noise sources would affect noise-sensitive uses, in particular those located near County roadways and travel corridors. As the Flexible Growth Alternative would provide additional growth and development opportunities outside of defined Planning Areas and generate additional mobile and stationary noise sources, noise impacts would be greater under this alternative (compared to the proposed project).

### ***Hydrology, Water Quality, and Drainage***

Under the Flexible Growth Alternative, the County would continue to direct specific development changes to defined Planning Areas. However, the ability to increase residential densities (TPZ designated lands) outside of designated Planning Areas could result in less organized development that would ultimately convert more open space land to urban uses or result in greater amounts of fragmented open space areas than the proposed project. This conversion of open space land could result in the creation of additional impervious surfaces throughout the County, thus increasing the amount of runoff, which could affect water quality. This increase in impervious surfaces could also reduce groundwater recharge potential within the County. As such, impacts to groundwater levels and groundwater recharge potential would be similar but slightly greater than the proposed project and are potentially significant.

The effects of the Flexible Growth Alternative would be similar to the proposed project with regard to soil erosion and sedimentation from construction-related activities, wastewater disposal (i.e., septic tanks), and levee and dam failure. The Flexible Growth Alternative would include a Water Resources Element and an updated Open Space and Conservation Element that specifically address water quality protection, water consumption, long term water supply, and erosion protection.

### ***Geology, Soils, Seismicity, and Mineral Resources***

The Flexible Growth Alternative proposes urban development that is similar in nature to that anticipated under the proposed project. Current State and federal regulations require specific engineering and design criteria to avoid impacts related to geologic, soils, and seismic hazards, which would apply to both the Flexible Growth Alternative and the proposed project. For this reason, geologic, soils, seismic, and mineral resource impacts under the Flexible Growth Alternative are considered similar to those from the proposed project and are considered less than significant.

### ***Hazardous Materials and Public Safety***

The Flexible Growth Alternative proposes development that is similar in nature to that anticipated under the proposed project. Implementation of the Flexible Growth Alternative would include the additional hazardous materials and public safety policies and implementation programs contained as part of the Public Health and Safety Element of the proposed project to protect Plumas County from hazards. In addition, hazardous materials generation, storage and clean-up are heavily regulated by federal, State and local regulations that would apply to both the Flexible Growth Alternative and the proposed project. For this reason, most hazardous materials and public safety impacts under the Flexible Growth Alternative are considered to be similar to those compared to those from the proposed project and are considered less than significant.

Public Safety impacts associated with exposure to wildland fires are the one exception under this environmental resource topic. The increased ability to develop subdivisions and increased residential densities outside of designated Planning Areas, in particular those areas with inadequate fire protection service, would result in the additional exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires. As the Flexible Growth Alternative would

provide additional growth and development opportunities outside of defined Planning Areas (within TPZ designated lands) and potentially expose additional people or structures to a significant wildland fire risk, wildland fire impacts would be greater under this alternative (compared to the proposed project).

### ***Public Services, Recreation Resources, and Utilities***

Under the Flexible Growth Alternative, proposed policies and implementation measures designed to direct growth within defined Planning Areas to ensure that new development is well-connected to existing services (including public services, recreation facilities, and utilities) and compatible with surrounding uses would continue to occur, similar to the proposed project. Additional subdivision development and increased residential densities outside of designated Planning Areas would also be allowed as long as public service and utility infrastructure requirements could be met. The Flexible Growth Alternative also benefits from the additional Land Use Element policies that have been developed to ensure that new development projects plan and finance future required public service, recreation, and utility infrastructure (including the new policies LU-1.5.4 “Maintain Existing Levels of Services”, LU-1.5.5 “Fair Share Funding for Public Services and Facilities”, LU-1.5.6 “Coordination with Service Providers”, and LU-1.5.7 “Municipal Service Reviews (MSRs)”). Consequently, the additional personnel and materials costs required to serve development under the Flexible Growth Alternative would be offset through the increased revenue, and fees, generated by future development. In addition, future projects will be reviewed by the County on an individual basis and will be required to comply with requirements and pay any applicable fees. For these reasons, impacts to public services, recreation resources, and utilities under the Flexible Growth Alternative are considered to be similar when compared to the proposed project and are considered less than significant.

### ***Agricultural and Timber Resources***

While a majority of new growth would be focused within established Planning Areas, the Flexible Growth Alternative would allow additional residential development to occur on lands designated as “Timber Production Zones”; however, the exact number of new homes and their specific location is unknown at this time. As the Flexible Growth Alternative would provide additional growth and development opportunities outside of defined Planning Areas and through increased residential densities within some TPZ designated lands, this alternative would result in the additional conversion or fragmentation of lands currently designated for timber or forest production activities.

The Flexible Growth Alternative would benefit from the various policies provided in the Agriculture and Forestry Element that have been specifically designed to promote agriculture resources in Plumas County (see Section 4.10 of the DEIR). Specifically, several policies (see Policies AG/FOR-8.1.2 through AG/FOR-8.1.4, AG/FOR-8.2.1 through AG/FOR-8.2.8, AG/FOR 8.6.1 through AG/FOR 8.6.8 and AG/FOR 8.8.1 through AG/FOR 8.8.6) call for the continued recognition of agriculture and timber lands as a productive use of resource lands, for the continuation of a diversified economy, for the maintenance of the County's rural character, for the protection of scenic, natural, and recreational resources, and as a defining characteristic

of the County's quality of life, and the continued use of preservation programs (i.e., the California Land Conservation Act/Williamson Act) to protect existing agricultural lands. Additionally, the opportunity exists for some TPZ designated lands to be subdivided into parcels less than 40 acres in order to cluster development and protect timber and other resource values. However, this potential benefit to forest and timber land areas would need to be evaluated by the County on a case-by-case basis.

As the Flexible Growth Alternative would ultimately provide additional growth and development opportunities outside of defined Planning Areas and result in the additional conversion of timber lands to non-productive uses, timber/forest land impacts would be greater under this alternative (compared to the proposed project).

### **Biological Resources**

Similar to the description of impacts to timber resources provide above, the Flexible Growth Alternative would allow some additional subdivision development outside of established Planning Areas. Additional residential development could also occur on a variety of open space lands that could affect a variety of sensitive habitats, species, and wetland areas. Therefore, the Flexible Growth Alternative would ultimately provide additional growth and development opportunities outside of defined Planning Areas and result in the additional conversion of open space lands (those designated as TPZ lands) to more urbanized uses, biological resource impacts would be greater under this alternative (compared to the proposed project).

### **Cultural Resources**

Land that has been used for various types of agricultural or open space uses that do not require extensive excavation and/or grading activities may be more likely to contain previously undiscovered cultural resources, particularly near local waterways. Urbanized areas may also contain a variety of historic resources (i.e., buildings, bridges, etc.). The Flexible Growth Alternative would result in a greater conversion of open space lands (those designated as TPZ lands) than the proposed project. As a result, impacts would be slightly greater in magnitude under this alternative but would be potentially significant for historical resources, and less than significant for archaeological and paleontological resources.

### **Finding/Rationale:**

The County finds that this alternative is infeasible for specific economic, legal, social, technological, or other reasons and rejects this alternative. Specifically, this alternative would not fully satisfy all the Project Objectives, as discussed above. This alternative is also considered environmentally infeasible as it would increase certain environmental impacts resulting in a greater degree of impacts to aesthetic, timber, and biological resources. This alternative is also rejected as being infeasible on the grounds that it does not represent the desired policy of the County. (See *California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal.App.4<sup>th</sup> 957)

## Alternative C – Focused Growth Alternative

Alternative C is similar to the proposed project in that a majority of new growth would be focused within established Planning Areas. However, this alternative would prioritize and encourage increasing urban residential densities within the existing Planning Areas, increasing urban-serviceable development, including infill and mixed-use opportunities. These increased densities would be focused around existing community core areas and along key community access routes or transportation corridors, as appropriate. This infill development would be required to ensure compatibility with existing land use patterns and ensure compatibility with historic building and community design standards. Anticipated base population growth under this alternative would be similar to the proposed project (using market demand development assumptions of 4,765 additional residential units by 2035).

Policy guidance would also be similar to the proposed project and would include updated goals and policies (including the Water Resources, Economics, Agriculture and Forestry Elements) designed to address key environmental and planning issues affecting the County.

## Environmental Analysis

### *Land Use and Aesthetics*

Under the Focused Growth Alternative, proposed policies and implementation measures designed to direct growth within defined Planning Areas to ensure that new development is well-connected and compatible with surrounding uses would continue to occur, similar to the proposed project. Consequently, the Focused Growth Alternative would not result in the division or alteration of an existing community. Similar to the proposed project, development proposed under the Focused Growth Alternative would still need to be consistent with existing plans and policies. General plan policies would generally ensure that new development is compatible with surrounding land uses, with a greater emphasis on infill opportunities to ensure that increased densities within Planning Areas are consistent with the existing character of the community. For these reasons, the land use impacts of the Focused Growth Alternative are considered to be similar to those of the proposed project and are less than significant.

Intensifying development within Planning Areas would convert less open space lands or less densely developed areas within or adjacent to existing Planning Areas, as increased housing densities would absorb additional housing demand within the Planning Areas. While an intensification of development within existing Planning Areas could result in a possible increase in the size and height of structures within these areas, policies provided within the Land Use and the Conservation and Open Space Element would include policies designed to address issues of land use compatibility and impacts to existing neighborhoods. For example policies COS-7.5.1, COS-7.5.3, COS-7.5.4, COS-7.5.10 and ECON-5.6.11 which promote the preservation, protection and revitalization of historic buildings and areas to preserve the County's unique historic heritage. Policy COS-7.5.5 would require the preparation of assessment of historical resources for all projects involving ground disturbance shall have evaluations to determine

cultural and historical significance. Additionally, the Land Use and Conservation/Open Space Elements contain a variety of policies that encourage the preservation of existing historic areas and older neighborhoods (see Policies LU-1.1.2, LU-1.3.3, E-5.6.11, COS-7.5.1, COS-7.5.10, and COS-7.6.4). Consequently, impacts to the County's existing visual character, scenic resources, and light/glare impacts would be less under this alternative (compared to the proposed project).

### ***Transportation and Circulation***

Under the Focused Growth Alternative, growth and its associated traffic would tend to be clustered within existing Planning Areas where transportation improvements are generally easier to implement. However, increased traffic within the Planning Areas could result in slightly higher levels of delay or congestion along local roadways. While implementation of the Focused Growth Alternative would still result in significant and unavoidable traffic impacts, the Focused Growth Alternative would encourage and support the use transit and a variety of alternative forms of transportation including bicycles and pedestrian use.

### ***Air Quality***

Under the Focused Growth Alternative, intensified growth and development within Planning Areas has the potential to reduce the overall number of vehicle miles travelled by local residents. However, the additional vehicles travelling within the Planning Areas has the potential to increase some travel delay at more heavily travelled roadway segments or intersections. Where traffic congestion is increased locally, there may be additional emissions of carbon monoxide in comparison to the proposed project. However, that impact is dependent upon levels of traffic and time at idle. As the locations and development intensities of the Planning Areas are not known at this time, whether these localized emissions would exceed the air district standards cannot be determined. Overall, by reducing vehicle miles travelled, the Focused Growth Alternative would result in a reduction in the severity of air quality impacts from traffic in comparison to the proposed project.

### ***Energy and Climate Change***

As described above under "Air Quality", the Focused Growth Alternative will result in intensified growth and development within Planning Areas that has the potential to reduce the overall number of vehicle miles travelled by local residents and would serve to further encourage the use of transit and bicycle/pedestrian use along with providing additional incentives to expand their infrastructure. Consequently, the Focused Growth Alternative would generate less energy demand and greenhouse gas emissions. Energy and climate impacts would be less under this alternative (compared to the proposed project).

### ***Noise***

Similar to the proposed project, the Focused Growth Alternative would also result in significant noise level increases associated with increased traffic that would occur adjacent to existing noise sensitive land uses. However, because land uses are intensified within the Planning Areas, noise

impacts may actually be greater in some cases, in particular within downtown areas and along major transportation corridors. Overall, implementation of the Focused Growth Alternative would still result in a significant and unavoidable impacts (although slightly greater impact for mobile sources) because growth could still contribute additional sources of noise and vibration that could exceed local standards.

### ***Hydrology, Water Quality, and Drainage***

Under the Focused Growth Alternative, infill development would convert less open space land to urban uses than the proposed project. As with the proposed project, the creation of impervious surfaces associated with urbanization would increase the amount of runoff, which could affect water quality. An increase in impervious surfaces could also reduce groundwater recharge potential. Because land conversion would be less than under the proposed project, fewer impervious surfaces within the more rural portions of the Planning Areas and the County would be created. Less development under this alternative in the rural areas would also require less demand for groundwater within some groundwater basins in the County. However, overall hydrologic impacts to groundwater levels and groundwater recharge potential under the Focused Growth Alternative are considered to be similar but less in magnitude when compared to those of the proposed project.

Development under this alternative would expose fewer residents and employees to potential hazards related to dam failure inundation zones. Impacts under this alternative would be similar but slightly less in magnitude when compared to the proposed project.

### ***Geology, Soils, Seismicity, and Mineral Resources***

The Focused Growth Alternative proposes development that is similar in nature to that anticipated under the proposed project. Current State and federal regulations require specific engineering and design criteria to avoid impacts related to geologic, soils, and seismic hazards, which would apply to both the Focused Growth Alternative and the proposed project. For this reason, geologic, soils, seismicity, and mineral resource impacts under the Focused Growth Alternative are considered to be similar but slightly less in magnitude when compared to those of the proposed project.

### ***Hazardous Materials and Public Safety***

The Focused Growth Alternative proposes development that is similar in nature to that anticipated under the proposed project. Implementation of the Focused Growth Alternative would include the additional hazardous materials and public safety policies and implementation programs contained as part of the Public Health and Safety Element of the proposed project to protect Plumas County from hazards. In addition, hazardous materials generation, storage and clean-up are heavily regulated by federal, State and local regulations that would apply to both the Focused Growth Alternative and the proposed project. For this reason, most hazardous materials and public safety impacts under the Focused Growth Alternative are considered to be similar to those compared to those from the proposed project and are considered less than significant.

Expose to wildland fire risk would be similar to the proposed project. However, additional growth within Planning Areas would result in less growth within adjacent rural areas. Less growth within rural areas would reduce the overall risk to wildland fires and would locate future development with areas that have adequate fire protection service. As the Focused Growth Alternative would provide additional growth and development opportunities within defined Planning Areas and reduce the potential exposure of additional people or structures to a significant wildland fire risk, wildland fire impacts would be slightly lower under this alternative (compared to the proposed project).

### ***Public Services, Recreation Resources, and Utilities***

Under the Focused Growth Alternative, proposed policies and implementation measures designed to direct growth within defined Planning Areas to ensure that new development is well-connected to existing services (including public services, recreation facilities, and utilities) and compatible with surrounding uses would continue to occur, similar to the proposed project. Additional policy direction to promote increased densities within existing Planning Areas would further support existing public service, recreation, and utilities. Required personnel and material costs required to serve development under the Focused Growth Alternative would be offset through the increased revenue, and fees, generated by future development. In addition, future projects will be reviewed by the County on an individual basis and will be required to comply with requirements and pay any applicable fees. For these reasons, impacts to public services, recreation resources, and utilities under the Focused Growth Alternative are considered to be similar (although slightly less in magnitude) when compared to the proposed project and are considered less than significant.

### ***Agricultural and Timber Resources***

Intensifying development within Planning Areas would convert less open space/agricultural lands or less densely developed areas within or adjacent to existing Planning Areas. However, some conversions of agricultural and timber resource lands would still occur under the Focused Growth Alternative. Consequently, the Focused Growth Alternative would still result in a significant and unavoidable impact (although slightly less in magnitude) when compared to the proposed project.

### ***Biological Resources***

Under the Focused Growth Alternative, development would convert less open space land to urban uses outside of the Planning Areas. Therefore, the Focused Growth Alternative relative to the proposed project would result in less development that could result in adverse impacts to sensitive habitats, wetlands, riparian areas, wildlife movement, and significant trees. However, as with the proposed project, the Focused Growth Alternative would also result in growth that would occur on currently undeveloped or habitat land, and would result in the overall reduction of a plant or wildlife species habitat. Impacts would be slightly less in magnitude under this alternative when compared to the proposed project.

## **Cultural Resources**

Land that has been used for various types of agricultural or open space uses that do not require extensive excavation and/or grading activities may be more likely to contain previously undiscovered cultural resources, particularly near local waterways. Urbanized areas may also contain a variety of historic resources (i.e., buildings, bridges, etc.). The Focused Growth Alternative would result in less conversion of agricultural land and open space than the proposed project. However, similar to the proposed project, urbanization associated with the Focused Growth Alternative could damage or destroy a variety of cultural resources during various construction-related activities. As a result, impacts would be slightly less in magnitude under this alternative when compared to the proposed project but are potentially significant for historical resources, and less than significant for archaeological and paleontological resources.

## **Finding/Rationale:**

The EIR determined that the Focused Growth Alternative would be environmentally superior to the proposed project being approved. The County finds that this alternative is infeasible for specific economic, legal, social, technological, or other reasons and rejects this alternative. Specifically, this alternative would not fully satisfy all the Project Objectives, as discussed above. This alternative is also considered environmentally infeasible as it still result in significant and unavoidable impacts related to cultural resources, agricultural resources, traffic, air quality, hydrology, and visual resources. This alternative is also rejected as being infeasible on the grounds that it does not represent the desired policy of the County. (See *California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal.App.4<sup>th</sup> 957.)

## **Findings on Rejected Mitigation Measures & Alternatives**

Numerous comments on the Draft EIR suggested additional changes to policies and mitigation measures. In some instances commenters did not explain how their suggestions would reduce or avoid an environmental impact and should not be considered a mitigation measures under CEQA.

The County finds that (1) changes or alterations have been required in, or incorporated into the proposed project, which avoid or substantially lessen the significant environmental effects as identified in the Final EIR, and (2) Specific economic, legal, social, technological, or other considerations, including provisions for highly trained workers, make infeasible the mitigation measures identified in the Final EIR.

The Responses to Comments in the Final EIR (Final EIR Chapter 3) addressed the feasibility of adopting these suggestions. In some instances, the suggestions have been incorporated into the proposed project. In other instances the suggestions were determined to be consistent with other requirements already incorporated into the project or the suggestions were determined to be infeasible. The Responses to Comments are incorporated by reference. Furthermore, County Staff, Planning Commission, and the Board of Supervisors reviewed the suggestions and further addressed the feasibility of incorporating these suggestions into the General Plan Update. It would

not be feasible or practical to list every suggestion again in the Findings. As discussed *Santa Clarita Organization for Planning the Environment v. City of Santa Clarita* (2011) 197 Cal.App.4<sup>th</sup> 1042 “Considering the large number of possible mitigation measures set forth in the letter [50 suggestions], as well as the letter's indication that not all measures would be appropriate for every project, it is unreasonable to impose on the city an obligation to explore each and every one.” To the extent the suggestions have been determined to be infeasible in the documents incorporated by reference above, the suggestions are also considered to be infeasible based upon being undesirable from a policy standpoint (See *California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal.App.4<sup>th</sup> 957). The Board hereby adopts the specific reasons for declining such measures contained in the documents described above as its additional grounds for rejecting these measures.

## Findings Regarding Other CEQA Considerations

### Potential for Growth Inducement

#### Finding

The Board finds that changes or alterations have been required in, or incorporated into the proposed project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. Specifically, those measures described above for biological resources and Public Services, Recreation Resources and Utilities. The Board further finds that specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or alternatives identified in the Final EIR. Therefore, this impact remains significant and unavoidable.

#### Rationale

CEQA requires a discussion of the ways in which the proposed project could be growth inducing. CEQA Guidelines Section 15126.2, subdivision (d), identifies a project as growth inducing if it fosters economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. New employees from retail, commercial, and industrial development along with new population from residential development represent direct forms of growth. These direct forms of growth have a secondary effect of expanding the size of local markets and inducing additional economic activity in the area. Examples of development that would indirectly facilitate growth include the installation of new roadways or the construction/expansion of utility infrastructure such as wastewater or water delivery/treatment facilities.

Chapter 6.0 (Section 6.2, pages 6-1 through 6-2) of the Draft EIR provides a discussion of growth inducing impacts of the proposed project. As discussed in that section, implementation of the updated general plan (proposed project) will induce some of the population and housing growth in the County, therefore, the proposed project is considered growth-inducing. The proposed project provides the framework to guide public officials' decisions relative to development within Plumas County, and takes into account market conditions, realistic growth assumptions that

accommodate projected (California Department of Finance) population increases. As discussed more fully in the EIR, the proposed project includes policies to discourage undesirable development in areas with sensitive natural resources, critical habitats and important scenic resources, and policies to encourage orderly growth in areas adjacent to existing Planning Areas and requires developers to provide service extensions. Although proposed project policies are designed to contain growth within existing Planning Areas to help protect agricultural and open space areas, the proposed project policies are not binding on the legislative bodies of surrounding jurisdictions. Consequently, these policies cannot prevent other jurisdictions from developing areas adjacent to the County, or prevent existing cities from annexing territory for development or expanding their spheres of influence (areas subject to future annexation). Implementation of land use policies will incrementally increase demands for public services, utilities, and infrastructure, and the need for medical, educational, and recreation facilities. For these reasons, the growth permitted by the proposed project leads to significant unavoidable adverse impacts. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment. In addition, some changes or alterations are within the responsibility and jurisdiction of other public agencies and have been, or can and should be, adopted by those other agencies. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.

## References

For additional discussion regarding the project's growth inducing and significant irreversible changes, see Chapter 6, Sections 6.2 and 6.5 of the Draft EIR (see pages 6-1 through 6-2 and 6-23)

## Significant Irreversible Environmental Changes

### Finding

The Board finds that changes or alterations have been required in, or incorporated into the proposed project which avoid or substantially lessen the project's significant irreversible environmental changes as identified in the Final EIR. Specifically, those measures described above for Hydrology and Water Quality and Drainage, Agricultural and Timber Resources, and Energy and Global Climate Change. The Board further finds that specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final EIR. Therefore, this impact remains significant and irreversible.

### Rationale

Section 6.5 of the Draft EIR examined "significant irreversible environmental effects." Approval and implementation of actions related to the proposed project would result in an irretrievable commitment of non-renewable resources such as energy supplies and other construction related materials. Development allowed under the proposed project would irreversibly commit nonrenewable

resources to the construction and maintenance of buildings, infrastructure and roadways. These non-renewable resources include mining resources such as sand, gravel, steel, lead, copper and other metals. Buildout of the proposed project also represents a long-term commitment to the consumption of fossil fuels, natural gas and gasoline. Increased energy demands would be used for construction, lighting, heating and cooling of residences, and transportation of people within, to and from the County. (Draft EIR, page 6-23)

Development within Plumas County as envisioned by the updated general plan would result in the construction of structures, facilities, and/or infrastructure on lands that are currently undeveloped. Development of lands would generally result in their future and permanent commitment to urban uses. (Development under the proposed project will result in the conversion of some vacant and agricultural /open space lands to urban uses, and the intensification of underutilized areas.

The proposed project includes policies and implementation measures promoting waste recycling and energy conservation which will result in some savings in non-renewable energy supplies (See Draft EIR Section 4.4, Energy and Global Climate Change). Proposed project policies promoting water resource and water conservation will also result in some savings of these resources (See Draft EIR Sections 4.6, (Hydrology, Water Quality and Drainage)). Proposed project policies designed to promote future development patterns that focus growth within established community areas, and policies designed to conserve and encourage continued economic viability of agricultural resources will serve to limit conversion of some vacant and agricultural/open space lands to urban uses.

## References

For additional discussion regarding the project's growth inducing and significant irreversible changes, see Chapter 6, Sections 6.5 of the Draft EIR (see page 6-23)

## Findings on Disagreement among Experts and Recirculation

To the extent the comment letters and correspondence submitted by the public or outside agencies or organizations are considered expert opinion, the Board of Supervisors finds that the assumptions, data, methodology, and analysis included in the Final EIR (not including the comment letters) prepared by the County and its Consultants, is supported by substantial evidence and was the appropriate assumption, data, methodology, and analysis to use to support the impact conclusion reached in the Final EIR.

The County further finds that the following do not change the impact conclusions reached in the Final EIR or otherwise trigger recirculation under CEQA: (1) information submitted and incorporated into the Final EIR; (2) revisions incorporated into the proposed project after release of the Draft EIR; (3) all oral and written comments and testimony received by the County.

## Statement of Overriding Considerations

As set forth in the preceding sections, the Board of Supervisors' approval of the Project will result in significant adverse environmental impacts that cannot be avoided even with the adoption of all feasible mitigation measures.

In the Board's judgment, the benefits of the proposed project, as approved, outweigh its unavoidable significant effects. As stated previously, the No-Project alternative would fail to incorporate updated goals and policies could make it more difficult to provide the necessary planning framework that would set standards for the protection of air quality, open space areas, habitats, water resources, agricultural areas, and scenic landscapes. The lack of updated economic development policies or programs may also make it more difficult to promote the desired level of reinvestment within existing communities and hamlets. The substantial evidence supporting the various benefits can be found in the preceding findings, which are incorporated by reference into this section, and into the documents found in the Record of Proceedings, described above.

Having adopted all feasible mitigation measures, rejected as infeasible alternatives to the Project discussed above, and recognized all significant, unavoidable impacts, the Board has weighed the economic, legal, social, technological, and other benefits of the 2035 Plumas County General Plan Update against unavoidable significant environmental impacts in determining whether to approve the proposed project. In accordance with section 15093 of the CEQA Guidelines, the Board hereby finds that the benefits of the proposed project outweigh its unavoidable adverse environmental effects such that the adverse environmental effects may be considered "acceptable." Each benefit set forth below constitutes an overriding consideration warranting approval of the proposed project, independent of the other benefits, despite each and every unavoidable impact.

- Legal and Regulatory Considerations
- Improving the Quality of Life and Economic Conditions of Unincorporated Planning Areas
- Improvement to Roadways, Public Services and Utility Infrastructure
- Preservation of Open Space, Agricultural Areas, and Timber Resources
- Improvements to Long-Term Water Supply and Groundwater Recharge and Preservation