APPENDIX E

ACKNOWLEDGEMENTS

Before the Board of Supervisors County of Placer, State of California

In the matter of:		Resol. No:	2005-150
Plan 2005 Circulat and Certifying the	oting the Horseshoe Bar/Penryn Community tion and Recreation Elements Amendment Final Program Environmental Impact Report 6) with Statement of Overriding		
The following RE	SOLUTION was duly passed by the Board	d of Supervisors	s of the
County of Placer	at a regular meeting held June 28, 2005	, by the	following
vote on roll call:			
Ayes:	SANTUCCI, HOLMES, GAINES, WEYGANDT	THE FOREGOING IN COPY OF THE ORIG ATTEST	STRUMENT IS A CORRECT NAL ON FILE IN THIS OFFICE
Noes:	NONE	ANN Clerk of the Board of of Placer State of Ca	HOLMAN Supervisors, County
Absent:	KRANZ	Kath	Deputy Clerk
Signed and appro		Veygandt n, Board of Sup	
Attest: Clerk of said Boar Ann Holman	elmin_		
•	pard of Supervisors has considered the record		

oral evidence of all individuals wishing to testify; and

WHEREAS, the Board of Supervisors finds that the 2005 amendment to the Horseshoe Bar/Penryn Community Plan conforms to all applicable sections of the California Government Code regarding General and Community Plans; and

WHEREAS, a Final Program Environmental Impact Report (FEIR) was prepared and certified for the Horseshoe Bar/Penryn Community Plan amendment in accordance with the California Environmental Quality Act (CEQA); and

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WHEREAS, a Final Program Environmental Impact Report (FEIR) was prepared and certified for the Horseshoe Bar/Penryn Community Plan amendment in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, CEQA and State and County guidelines adopted pursuant thereto require this Board to make certain findings where the program EIR identifies one or more significant effects which would or could result from approval of the Plan; and

WHEREAS, the Findings and Overriding Considerations relied upon by the Board are set forth in Exhibit A; and

WHEREAS, the Board of Supervisors finds that the Horseshoe Bar/Penryn Community Plan is a comprehensive, long-term plan for the physical development of the area which will serve to protect and enhance the health, safety, peace, and general welfare of the residents of the Plan Area and the County of Placer as a whole.

NOW THEREFORE, BE IT RESOLVED, that the Board of Supervisors:

- 1. Certifies that the Final EIR for the 2005 amendment to the Horseshoe Bar/Penryn Community Plan is adequate and has been completed in compliance with the State CEQA Guidelines and the Placer County Environmental Review Ordinance, and that the Board of Supervisors has reviewed and considered the information contained in the Final EIR.
- Adopts the EIR Findings of Fact and Statement of Overriding Considerations as contained in Exhibit A.
- 3. Adopts the 2005 Circulation and Recreation Elements to the Horseshoe Bar/Penryn Community Plan as contained in Exhibit B.

Findings of Fact and Statement of Overriding Considerations for the Final Program Environmental Impact Report for the Horseshoe Bar/Penryn Community Plan

Introduction

Project and Alternatives

Placer County (the County) has prepared a final program environmental impact report (EIR) in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] 21000 et seq.) and the State CEQA Guidelines (14 California Code of Regulations [CCR] 15000 et seq.). The final program EIR examines the potential environmental effects of amendments to the Horseshoe Bar/Penryn Community Plan's Circulation Element and Capital Improvement Program. As required under CEQA, the final program EIR certified by the County describes the project, alternatives to the project, the adverse impacts of the project, and mitigation measures that would substantially reduce or avoid those impacts. The information and conclusions contained in the final program EIR reflect the County's independent judgment regarding the potential adverse environmental impacts of the proposed project. The EIR is intended to inform decision-makers and the public of the adverse environmental impacts that would result from revising the Circulation Element.

CEQA Requirements

Findings of Fact

CEQA requires the lead agency (in this case, the County) to make written findings when deciding to approve a project for which an EIR was certified (PRC 21081). The findings explain how the lead agency approached the significant impacts identified in the EIR. "Significant impacts" include the adverse effects of the project that can be reduced to less-than-significant levels through

EXHIBIT A

implementation of mitigation measures identified in the EIR, as well as significant and unavoidable effects.

The State CEQA Guidelines (14 CCR 15000 et seq.) further explain the required findings. Specifically, Section 15091 states that:

- (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
 - (1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
 - (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
 - (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.
- (b) The findings required by subsection (a) shall be supported by substantial evidence in the record."

The "changes or alterations" referred to in the guidelines may be mitigation measures, alternatives to the project, or changes incorporated into the project by the project proponent. "Substantial evidence" means factual evidence, including expert opinion supported by facts. Where a mitigation measure is cited in support of finding (a)(1), the finding of fact paraphrases that mitigation measure.

In addition to describing the disposition of the various significant effects identified in the EIR, the findings must also explain why the project alternatives described in the EIR are not being selected for implementation. In other words, the County is required to describe the specific economic, legal, social, technological, or other considerations that make an alternative infeasible.

Statement of Overriding Considerations

CEQA prohibits an agency from approving a project that will have significant, unavoidable environmental impacts unless the agency adopts a statement describing the specific benefits of the project that will outweigh its expected unavoidable impacts. If the project's specific economic, legal, social,

technological, or other benefits outweigh the unavoidable adverse environmental effects, those effects may be considered acceptable, notwithstanding the fact that they cannot be avoided. This "statement of overriding considerations" (SOC) must be supported by substantial evidence (State CEQA Guidelines Section 15093).

Findings of Fact for Proposed Project

The findings described below are organized by resource issue, in the same order as the project impacts appear in the final program EIR prepared for the project. The County's findings of infeasibility for the project alternatives follow the impact findings and precede the SOC.

Impact 3-1: Land Use

Findings

The County hereby makes finding (a)(3), as stated in State CEQA Guidelines Section 15091 and as required by PRC 21081, with respect to the above-identified effect.

- 1. Continued buildout under the Community Plan would result in an increased number of residential units in the plan area and the conversion of undeveloped land to rural residential uses.
- 2. The Regional Housing Needs Plan (RHNP), required by state law (California Government Code [CGC] 65584, Appendix D) and issued by the Sacramento Area Council of Governments (SACOG) in 2000, establishes the number of new dwelling units that the County is obliged to plan for during the period between 2000 and 2007. The RHNP allocates to the county its "fair share" of the region's projected housing needs, by household income group, over the 5-year planning period of the Placer County General Plan Housing Element. The RHNP itself covers a 7.5-year period. The RHNP also identifies and quantifies existing housing needs for each jurisdiction. The plan area share of the county's housing need is based on the percentage of houses in unincorporated Placer County that are located in the plan area. The County projects the Horseshoe Bar/Penryn Community Plan areas' 2000—2007 housing needs using percentages from the RHNP to be approximately 507 dwelling units.

- 3. Horseshoe Bar/Penryn Community Plan goals and policies that relate to land uses in the plan area would reduce this impact, but not to a less-than-significant level as defined by CEQA.
- 4. This impact is considered significant and unavoidable. The impact is significant because of the substantial amount of new growth that could occur. The impact is unavoidable because (a) the purpose of the Community Plan is to guide development of the area until at least 2010, and (b) the plan area is obliged to plan for its share of housing needs, as prescribed by SACOG's RHNP (described above).

Impact 6-1: Loss of Oak Woodland and Savanna Habitats

Findings

The County hereby makes findings (a)(1) and (a)(3), as stated in State CEQA Guidelines Section 15091 and as required by PRC 21081, with respect to the above-identified effect.

- 1. The County has adopted Mitigation Measure 6-1, "Continue to Enforce the Placer County Tree Preservation Ordinance," which provides that the County's tree preservation ordinance will continue to be enforced. The ordinance establishes a replacement program requiring as much as an inchfor-inch replacement of trees that are removed under a tree permit or discretionary approval. It also establishes a tree preservation fund for monies received in fines for illegal removal of trees, or from project applicants whose project sites cannot support all the required replacement trees.
- 2. The County has adopted Mitigation Measure 6-2, "Ensure the Preservation and Protection of Representative Areas of Undisturbed Oak Woodlands and Valley Grasslands, as Well as Major Groves of Native Trees," which provides that the County will continue to enforce the Community Plan policies to preserve and protect undisturbed oak woodlands, valley grasslands, and major groves of native trees. The County will encourage developers to design projects in a manner that minimizes disturbance of these habitats.
- 3. Implementation of the mitigation measures identified above will reduce this significant impact, but not to a less-than-significant level as defined by CEOA.

4. This impact is considered significant and unavoidable; it is significant because oak communities provide important habitat for wildlife species and have declined substantially. The impact is unavoidable because (a) the purpose of the Community Plan is to guide development of the area until at least 2010, and (b) the plan area is obliged to plan for its share of housing needs, as prescribed by SACOG's RHNP (described above under Impact 3-1), which would result in the probable loss of oak woodland and savanna habitats and individual oak trees, either directly during construction of building sites or indirectly through soil disturbance, soil composition, and overwatering.

Impact 6-2: Loss of Riparian and Stream Habitats

Findings

The County hereby makes finding (a)(1), as stated in State CEQA Guidelines Section 15091 and as required by PRC 21081, with respect to the above-identified effect.

- 1. The County has adopted Mitigation Measure 6-3, "Continue to Enforce the Placer County General Plan Policies Requiring Nondevelopment Setbacks from the Centerline of Drainageways," which provides that the County will continue to implement the policies in the Placer County General Plan that require a minimum 100-foot-wide nondevelopment setback from the centerline of any perennial stream and a minimum 50-foot-wide nondevelopment setback from the centerline of any intermittent stream or ephemeral drainage.
- 2. The County has adopted Mitigation Measure 6-4, "Compensate for the Loss of Riparian Habitat in the Plan Area," which requires that the County compensate for the loss of riparian vegetation to ensure no net loss of habitat functions and values (as provided in Placer County General Plan Goal 6.A) because buildout of the plan area as proposed, including the construction of bridges and trails, would result in the loss of riparian habitats. Compensation ratios will be based on site-specific information and determined through coordination with state and federal agencies (including the California Department of Fish and Game [DFG], the U.S. Fish and Wildlife Service [USFWS], and the National Oceanic and Atmospheric Administration Fisheries Service [formerly National Marine Fisheries Service]). The compensation will be implemented at a minimum 1:1 ratio (1 acre created for every 1 acre removed) and may be a combination of onsite restoration/creation or offsite restoration. A restoration and monitoring plan will be developed that describes how riparian habitats will be enhanced or recreated and monitored over time.

3. This impact is considered potentially significant because riparian habitat provides high-quality habitat for wildlife and is regulated under federal, state, and local laws and policies. However, implementation of the measures identified above will reduce this significant impact to a less-than-significant level as defined by CEQA.

Impact 6-3: Degradation and Loss of Wetlands

Findings

The County hereby makes findings (a)(1) and (a)(2), as stated in State CEQA Guidelines Section 15091 and as required by PRC 21081, with respect to the above-identified effect.

- 1. The County has adopted Mitigation Measure 6-3, described above, which would reduce impacts on wetlands.
- 2. The County has adopted Mitigation Measure 6-5, "Ensure the Preservation and Protection of Wetlands through a No-Net-Loss Policy in the Plan Area," which provides that the County will continue to enforce the Community Plan goals and policies that intend to protect and preserve natural waterways. Before development takes place, site-specific surveys will be conducted by a qualified biologist to delineate wetlands in the specific project area. All development proposals involving wetlands will be coordinated with the appropriate resource agencies (DFG, the U.S. Army Corps of Engineers [Corps], and USFWS) to ensure that a no-net-loss policy is followed.
- 3. The County has adopted Mitigation Measure 6-6, "Implement the Guidelines Outlined in Placer County's HCP/NCCP [Habitat Conservation Plan/Natural Communities Conservation Plan] (Phase I Proposed for Completion in Spring 2003) for the Preservation and Compensation of Wetlands in the Plan Area," which provides that the County will adopt Placer Legacy's (Phase I) HCP/NCCP once it is approved by state and federal resource agencies (DFG, the Corps, and USFWS) and will ensure that the guidelines outlined in the HCP/NCCP for wetlands preservation and compensation are implemented for covered projects in the plan area.
- 4. Implementation of the mitigation measure identified above will reduce this significant impact to a less-than-significant level as defined by CEQA.

Impact 6-4: Loss of Special-Status Plant Species

Findings

The County hereby makes finding (a)(3), as stated in State CEQA Guidelines Section 15091 and as required by PRC 21081, with respect to the above-identified effect.

Facts Supporting the Findings

- Buildout of the plan area as proposed could result in the loss of individuals or
 populations of special-status plant species. Grading and other soil-disturbing
 activities associated with future development could adversely affect specialstatus plants that grow in grassland, oak woodland and savanna, and wetland
 habitats. The magnitude of this impact cannot be fully assessed at this time
 because some of the plan area has not been inventoried for special-status
 plants.
- 2. Horseshoe Bar/Penryn Community Plan goals and policies that relate to conservation and open space in the plan area would reduce this impact, but not to a less-than-significant level as defined by CEQA.
- 3. The impact is considered significant and unavoidable. It is significant because populations or individuals of several special-status plant species that are considered significant natural resources in California could be lost to the substantial growth that could occur in the plan area. The impact is unavoidable because (a) the purpose of the Community Plan is to guide development of the area until at least 2010, and (b) the plan area is obliged to plan for its share of housing needs, as prescribed by SACOG's RHNP (described above).

Impact 6-5: Effects on Special-Status Wildlife Species

Findings

The County hereby makes findings (a)(1) and (a)(3), as stated in State CEQA Guidelines Section 15091 and as required by PRC 21081, with respect to the above-identified effect.

Facts Supporting the Findings

1. The County has adopted Mitigation Measure 6-3, described above.

- 2. Implementation of Horseshoe Bar/Penryn Community Plan goals and policies relating to conservation and open space, as well as implementation of Mitigation Measure 6-3, would reduce this impact, but not to a less-than-significant level.
- 3. This impact is considered significant and unavoidable; it is significant because several special-status wildlife species are restricted in distribution and protected by state and federal laws. The impact is unavoidable because (a) the purpose of the Community Plan is to guide development of the area until at least 2010, and (b) the plan area is obliged to plan for its share of housing needs, as prescribed by SACOG's RHNP (described under Impact 3-1), which could result in the loss of individuals or populations of special-status wildlife species.

Impact 6-6: Effects on Common Wildlife and Wildlife Species of Special Interest

Findings

The County hereby makes finding (a)(1), as stated in State CEQA Guidelines Section 15091 and as required by PRC 21081, with respect to the above-identified effect.

Facts Supporting the Findings

- 1. This impact is considered potentially significant because implementation of the Community Plan could result in the loss and fragmentation of extensive areas of grassland habitat.
- 2. The County has adopted Mitigation Measure 6-2, described above, which would reduce this impact to a less-than-significant level as defined by CEQA.

Impact 6-7: Effects on Fisheries Resources

Findings

The County hereby makes finding (a)(1), as stated in State CEQA Guidelines Section 15091 and as required by PRC 21081, with respect to the above-identified effect.

Facts Supporting the Findings

- 1. The County has adopted Mitigation Measures 6-3 and 6-4, described above.
- This impact is considered significant because buildout of the plan as
 proposed could result in the degradation of spawning habitat for steelhead
 rainbow trout and chinook salmon, and loss or degradation of habitat for
 other game and nongame fish.
- 3. Implementation of the mitigation measures identified above will reduce this significant impact to a less-than-significant level as defined by CEQA.

Impact 7-1: Construction Emissions

Findings

The County hereby makes finding (a)(3), as stated in State CEQA Guidelines Section 15091 and as required by PRC 21081, with respect to the above-identified effect.

Facts Supporting the Findings

- 1. The Community Plan contains goals and policies that require consideration of air quality impacts before project approval. These goals and policies will reduce the severity of this impact, but not to a less-than-significant level.
- 2. This impact is considered significant and unavoidable. It is significant because continued buildout under the Community Plan would result in substantial air pollutant emissions, including emissions of particulate matter, from construction activities. This impact is unavoidable because (a) the purpose of the Community Plan is to guide development of the area until at least 2010, thereby incurring emissions from construction of new development, and (b) the plan area is obliged to plan for its share of housing needs, as prescribed by SACOG's RHNP (described above).

Impact 7-2: Carbon Monoxide

Findings

The County hereby makes finding (a)(1), as stated in State CEQA Guidelines Section 15091 and as required by PRC 21081, with respect to the above-identified effect.

Facts Supporting the Findings

- 1. The County has adopted Mitigation Measure 7-1, "Require CO Analysis and Mitigation," which provides that the County will require preparation of a carbon monoxide (CO) analysis, if determined necessary by the Placer County Air Pollution Control District (PCAPCD) during the environmental review of new development projects.
- This impact is considered significant because implementation of the Community Plan could result in localized CO levels that exceed state or federal standards.
- 3. Implementation of this mitigation measure would reduce this significant impact to a less-than-significant level as defined by CEQA.

Impact 7-3: Ozone Precursors

Findings

The County hereby makes finding (a)(3), as stated in State CEQA Guidelines Section 15091 and as required by PRC 21081, with respect to the above-identified effect.

- 1. Continued buildout under the Community Plan would result in an increase in ozone precursor emissions over existing conditions.
 - Implementation of Circulation Element policies that address traffic congestion and transit will reduce this impact, but not to a less-thansignificant level.
 - 3. This impact is considered significant and unavoidable. It is significant because the level of emissions that would result from continued buildout exceeds the PCAPCD threshold for ozone precursors. The impact is unavoidable because (a) the purpose of the Community Plan is to guide development of the area until at least 2010, thereby incurring emissions from construction of new development, and (b) the plan area is obliged to plan for its share of housing needs, as prescribed by SACOG's RHNP (described above).

Impact 7-4: Wood Burning Emissions

Findings

The County hereby makes findings (a)(1) and (a)(3), as stated in State CEQA Guidelines Section 15091 and as required by PRC 21081, with respect to the above-identified effect.

Facts Supporting the Findings

- 1. The County has adopted Mitigation Measure 7-2, "Require EPA [U.S. Environmental Protection Agency] Phase II-Certified Woodburning Devices or Decorative Natural Gas Units," which will limit the production of emissions from new woodburning fireplaces and stoves. PCAPCD conditions of approval for new development will ensure that new woodburning devices installed in the plan area are certified by EPA.
- 2. Implementation of Mitigation Measure 7-2 will reduce this impact, but not to a less-than-significant level.
- 3. This impact is considered significant and unavoidable. It is significant because woodburning stoves emit particulate matter, and Placer County is a nonattainment area for particulate matter 10 microns or less in diameter. The impact is unavoidable because (a) the purpose of the Community Plan is to guide development of the area until at least 2010, thereby increasing emissions from woodburning stoves and fireplaces from construction of new development, and (b) the plan area is obliged to plan for its share of housing needs, as prescribed by SACOG's RHNP (described above).

Impact 8-1: Roadway Noise

Findings

The County hereby makes finding (a)(3), as stated in State CEQA Guidelines Section 15091 and as required by PRC 21081, with respect to the above-identified effect.

Facts Supporting the Findings

1. Traffic on roadways in the plan area is generally anticipated to increase as a result of future area buildout consistent with the Community Plan. Consequently, traffic noise levels are also expected to increase.

- 2. In some instances, existing residential development will be exposed to traffic noise in excess of 60 decibels—day-night average (dB-L_{dn}), causing a significant and unavoidable impact. Noise at this level would be above compatibility standards established by the Placer County General Plan Noise Element. This impact is considered unavoidable because mitigation in the form of setbacks is not possible for existing residences and construction of soundwalls is impractical for scattered rural residential dwellings. Furthermore, in cases in which traffic increases can be accommodated by the existing roadway, there will be no opportunity for environmental review and therefore no mechanism for funding noise mitigation measures,
- Existing residential development will be exposed to substantial increases in traffic noise, causing a significant and unavoidable impact. Noise increases over existing conditions will exceed established thresholds along Sierra College Boulevard.
- 4. As discussed above, buildout under the Community Plan would have a significant and unavoidable impact associated with traffic noise on roadways.

Impact 8-2: Railroad Noise

Findings

The County hereby makes finding (a)(3), as stated in State CEQA Guidelines Section 15091 and as required by PRC 21081, with respect to the above-identified effect.

- Rail traffic in the plan area is expected to increase along the Capitol Corridor route between Oakland and Auburn. While this increase is not occurring as a result of the proposed Community Plan, existing and future residences within the plan area will be exposed to noise levels exceeding 60 dB-L_{dn}. This is in excess of the guidelines established under the Placer County General Plan Noise Element.
- 2. Noise impacts on new residential development are considered less than significant because the Community Plan contains goals and policies that require site-specific noise studies for noise-sensitive development. This would result in measures being incorporated into future development that would reduce noise exposure to acceptable levels.
- 3. This impact is considered significant and unavoidable relative to existing development because mitigation in the form of setbacks is not possible for existing residences and construction of soundwalls is impractical for scattered rural residential dwellings.

Impact 8-6: Cumulative Noise

Findings

The County hereby makes finding (a)(3), as stated in State CEQA Guidelines Section 15091 and as required by PRC 21081, with respect to the above-identified effect.

Facts Supporting the Findings

- 1. Cumulative increases in traffic caused by multiple projects can produce noise levels in excess of the Placer County General Plan Noise Element's standards at receivers distant from any individual project. Cumulative noise levels will exceed 60 dB-L_{dn} in some areas.
- 2. This impact is considered significant and unavoidable relative to existing development because mitigation in the form of setbacks is not possible for existing residences, and construction of soundwalls is impractical for scattered rural residential dwellings. Further, in cases where increases in traffic volume can be accommodated by existing roadways, there will be no opportunity to require exactions that could fund or install noise attenuation measures.

Impact 9-2: Storm Drainage Facilities

Findings

The County hereby makes findings (a)(1), as stated in State CEQA Guidelines Section 15091 and as required by PRC 21081, with respect to the above-identified effect.

- 1. The County has adopted Mitigation Measure 9-1, "Require Developments to Install Adequate Drainage Facilities," which provides that future projects will be reviewed by the County and required to install drainage facilities as a condition of approval.
- 2. This impact is considered potentially significant because continued buildout in the plan area would increase the amount of impervious surface in the area, thereby changing the drainage functions of the area. If inadequate new drainage facilities are installed or installed facilities are inadequately maintained, drainage system failures could result.

Implementation of Mitigation Measure 9-1, described above, will reduce this
impact to a less-than-significant level as defined by CEQA by ensuring that
adequate storm drainage facilities will be installed.

Impact 10-1: Hydrology

Findings

The County hereby makes finding (a)(1) and (a)(2), as stated in State CEQA Guidelines Section 15091 and as required by PRC 21081, with respect to the above-identified effect.

- The County has adopted Mitigation Measure 10-1, "Require New Development to Result in No Net Increase in Peak Runoff," which provides that new development in the plan area will be designed so that it results in no net increase in the peak runoff from the project area, unless the County or the Placer County Flood Control and Water Conservation District (PCFCWCD) determines that such design is not practical or feasible, or would exacerbate downstream conditions.
- 2. The County has adopted Mitigation Measure 10-2, "Require New Development to Result in No Exceedance of Stormwater and Floodwater Carrying Capacities," which provides that new development be designed so that the actual or designed capacity of existing stormwater and flood-carrying facilities is not exceeded.
- The County has adopted Mitigation Measure 10-3, "Require New Development to Comply with the Flood Control Requirements," which provides that new development in the plan area comply with the policies of the PCFCWCD, Dry Creek Watershed Interim Flood Control Mitigation Ordinance, Placer County Stormwater Management Manual, and Flood Damage Prevention Ordinance.
- 4. The County has adopted Mitigation Measure 10-5, "Require New Development to Delineate the 100-Year Floodplain of Drainageways during Environmental Review and Maintain Natural Conditions within Floodplain Limits," which provides that new development in the plan area delineate the future, unmitigated, fully developed 100-year floodplain limits of all permanent, perennial, and intermittent drainageways in the project area (at a minimum) during environmental review. New development will maintain the natural conditions within the delineated 100-year floodplain limits of all drainageways while allowing limited crossings for access, roads, trails, and utilities.

- 5. PCFCWCD develops and implements master plans for selected watersheds in the county; provides technical support and information on flood control for the cities, county, and development community; and reviews proposed development projects to see they meet PCFCWCD standards. It is authorized to undertake the review of new development projects set out in Mitigation Measure 10-3.
- 6. This impact is considered significant because continued buildout under the Community Plan would result in possible overloading of the actual or designed capacity of existing stormwater and floodwater carrying facilities, and possible increases in the floodplain boundaries.
- Implementation of the mitigation measures identified above will reduce this
 impact to a less-than-significant level by ensuring that new development will
 incorporate flood control measures and will minimize contributions to flood
 hazards.

Impact 10-8: Septic Systems

Findings

The County hereby makes finding (a)(1), as stated in State CEQA Guidelines Section 15091 and as required by PRC 21081, with respect to the above-identified effect.

- The County has adopted Mitigation Measure 10-4, "Require Developers to Participate in Septic Operations, Maintenance, and Monitoring Program, as Appropriate," which provides that developers who wish to include septic systems in their developments must participate in the County-approved operations, maintenance, and monitoring program.
- This impact is considered significant because continued buildout of the Community Plan could result in a decrease in groundwater quality because of increased numbers of septic tank systems.
- 3. The Community Plan contains goals and policies that require establishment of a septic system maintenance district for subdivisions of 10 or more lots. These goals and polices, combined with the implementation of the mitigation measure identified above, which will ensure that new septic systems are properly operated and maintained, substantially reducing the potential for future septic system failures, will reduce this significant impact to a less-than-significant level as defined by CEQA.

Impact 10-9: Floodplains

Findings

The County hereby makes finding (a)(1), as stated in State CEQA Guidelines Section 15091 and as required by PRC 21081, with respect to the above-identified effect.

Facts Supporting the Findings

- 1. The County has adopted Mitigation Measures 10-1, 10-2, 10-3, and 10-5, as described above.
- 2. This impact is considered significant because continued buildout in the plan area, which contains areas that are located within the 100-year floodplain of existing permanent, perennial, and intermittent streams, has the potential to expose development within these floodplains and other development in the area to damage associated with flooding.
- 3. The mitigation measures identified above would reduce this impact to a less-than-significant level by ensuring that new development will incorporate flood control measures and will minimize contributions to flood hazard. Further, they will encourage maintenance of natural floodplains.

Impact 13-1: Known and Unknown Cultural Resource Areas

Findings

The County hereby makes finding (a)(1), as stated in State CEQA Guidelines Section 15091 and as required by PRC 21081, with respect to the above-identified effect.

Facts Supporting the Findings

1. The County has adopted Mitigation Measure 13-1, "Require a Historical Analysis and a Permit for Demolition of All Structures More Than 50 Years Old," which provides that the County will require a historical analysis by an accredited historian and a permit for demolition of all structures (including outbuildings) more than 50 years old. This measure will prohibit demolition of some structures if they contribute to the historic fabric of the community. Individual historical significance should be considered, as well as the overall history of the community.