

6.0 ALTERNATIVES

As required by Section 15126.6(a) of the State CEQA Guidelines, this section of the EIR examines a range of reasonable alternatives to the proposed General Plan Update. Alternatives were selected for evaluation that could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects of the proposed General Plan Update.

Included in this analysis are three alternatives, including the CEQA-required “no project” alternative (growth in accordance with the 1996 General Plan), a Public Services alternative, and the Recent Trends, Proposed alternative. The alternatives are listed below:

- *Alternative 1: No Project (Recent Trends, Existing)*
- *Alternative 2: Public Services*
- *Alternative 3: Recent Trends, Proposed*

As required by CEQA, this section also includes a discussion of the “environmentally superior alternative” among those studied.

Table 6-1 provides a summary comparison of the development characteristics of the General Plan Update and the alternatives. A more detailed description of the alternatives is included in the impact analysis for each alternative.

**Table 6-1
 Comparison of Buildout Characteristics of Project Alternatives**

Land Use Designation	Alternatives			
	Proposed General Plan Update	Alternative 1: No Project (Recent Trends, Existing)	Alternative 2: Public Services	Alternative 3: Recent Trends, Proposed
Residential				
Single Family Residential	4,332 du	5,018 du	4,912 du	5,024 du
Multi-Family Residential	827 du	157 du	669 du	151 du
Residential Subtotal	5,159 du	5,175 du	5,581 du	5,175 du
Commercial				
Minor Commercial	622,000 sf	622,000 sf	673,000 sf	622,000 sf
Major Commercial	316,000 sf	316,000 sf	328,000 sf	316,000 sf
Commercial subtotal	938,000 sf	938,000 sf	1,001,000 sf	938,000 sf
Industrial	196,000 sf	197,000 sf	207,000 sf	196,000 sf
Public Lands	42 acres	43 acres	47 acres	45 acres

Source: Wood Rodgers, Tuolumne County GP and RTP Update EIR Traffic Study, Table 6: Alternative Growth Scenarios Land Use Differences, September 2015.

du = dwelling units

sf = square feet

The three alternatives would differ from the proposed General Plan Update in various ways. While the General Plan Update would change land uses and add policies and implementation



programs to promote distinctive communities, the No Project alternative would keep the current General Plan's land use diagrams and would apply the existing language in the current General Plan. The No Project alternative will continue the existing pattern of suburban development in which Low Density Residential is the primary housing choice. The Public Services alternative would allocate new development at higher densities in locations closer to multiple public services than under existing conditions; although development would continue to grow within defined communities, it also would radiate outward along a select number of arterials, major collectors, and transit corridors where public water and sewer exist. The proposed policies and implementation programs in the General Plan Update would still apply to the Public Services alternative, with the exception of ones that are narrowly tailored to the proposed Distinctive Communities Growth Scenario. Finally, the Recent Trends, Proposed alternative would apply the current land use diagrams; however, it will proceed with the proposed policies and implementation programs in the General Plan Update, with the exception of ones that are narrowly tailored to the proposed Distinctive Communities Growth Scenario. As with the General Plan Update, this alternative would promote more density near existing communities; however, it would generally continue the existing pattern of development, in which Low Density Residential is the primary type of residential development.

As summarized in Section 2.4, the general objectives of the proposed General Plan Update are as follows.

- The County will be prepared and able to accommodate the projected growth, while at the same time, it will adhere to policies that define where and how development will occur; and,
- Each community will contain a well-defined, cohesive, and compact community built around an appropriately-scaled urban core and community gathering places. The size of each community will be based on a locally defined urban development boundary area as well as a defined community boundary; and,
- The County will balance the development with appropriate conservation of the County's natural and cultural resources.

Individual General Plan Update elements include specific goals, policies and implementation programs. These are further discussed below and within each of the EIR sections (Sections 4.1 through 4.15).

6.1 ALTERNATIVE 1: NO PROJECT (RECENT TRENDS, EXISTING)

6.1.1 Description

The "No Project" alternative is a "business-as-usual" scenario based on current land use designations within the existing County General Plan (1996). It assumes no change in market demand for housing types and would continue the existing pattern of suburban development in which Low Density Residential is the primary housing choice. This scenario would require dependency on automobiles for many parts of Tuolumne County because walkable communities, defined as a 5-minute walk (1/4 mile) between home and the core of a community, shopping, jobs, recreation, community facilities and transit, would exist only



within community cores. For greenhouse gas emissions, the No Project alternative assumes that the County would continue to apply countywide reduction targets for greenhouse gas (GHG) emissions and project-level thresholds for discretionary entitlements from the Tuolumne County Regional Blueprint Greenhouse Gas Study (adopted in January 2012).

6.1.2 Impact Analysis

Aesthetics

Whereas the General Plan Update would minimize impacts to scenic vistas from locally designated scenic routes by promoting development primarily within urban development boundaries around the communities of Jamestown, Columbia, East Sonora, and Tuolumne, the No Project alternative would allow continued suburban Low Density Residential and other development outside of existing communities. The No Project alternative would promote more development in rural areas. New residential development in rural areas could adversely affect existing scenic vistas of agricultural and natural landscapes from portions of SR 49 and 108 that are locally designated scenic corridors. Existing policies in the 1996 General Plan to protect scenic vistas would continue to apply to the No Project alternative, as would the Hillside and Hilltop Guidelines and Guidelines for Development Along Scenic Routes for discretionary permits. However, the continuation of existing suburban development patterns would increase impacts associated with this alternative from a less than significant to a significant level.

This alternative also would increase the geographic extent of changes to the County's predominantly rural character, by promoting more suburban Low Density Residential and other development outside the boundaries of urban communities. Although existing policies to minimize changes to visual character – discouraging strip development along the County's arterials, encouraging cluster development that protects open space areas, and protecting the historic built environment – would continue to apply to the No Project alternative, impacts from changes to visual character would increase from less than significant to significant.

As with the proposed General Plan Update, this alternative would facilitate development that would introduce new sources of light and glare, which would increase overall ambient night-time light and daytime glare from building materials. Development outside of urban communities would incrementally increase the intrusion of new sources of light and glare into rural areas. Continued implementation of Policy 17.D.7 in the existing Tuolumne Community Plan would encourage lighting design and scale that incorporates dark sky standards, minimizing and avoiding light pollution throughout the Tuolumne Planning Area, and Implementation Measure 14.A.g in the existing Jamestown Community Plan requires lighting that adheres to dark sky standards. However, impacts would be greater than for the General Plan Update without the creation and implementation of countywide policies to limit the illumination of areas surrounding new development.

Agricultural Resources

The No Project alternative would not be subject to proposed Policy 11.A.2, which would facilitate conversion of agricultural land near urban areas. However, the area of potential disturbance would expand to include agricultural land outside of communities, which could result in incrementally



greater conversion of Important Farmland and Williamson Act land in the long term. As with the General Plan Update, new development may result in conversion of Important Farmland and future development of agricultural properties that are currently under Williamson Act contract. These impacts would remain significant and unavoidable but would be greater than the General Plan Update.

As with the General Plan Update, existing timberland would remain in timber production under this alternative. Impacts to timberland would remain less than significant. Future development under current land use designations also may result in incompatibilities where urban and agricultural uses would directly abut each other. Land use conflicts would be reduced through the separation of potentially conflicting land uses, continued application of the County's Right to Farm Ordinance, and implementation of existing General Plan policies. The No Project alternative would not include proposed policies and implementation programs in the Agricultural Resources Element to reduce development pressure on agricultural land by allowing accessory activities like agritourism. These proposed policies and implementation programs could result in minor conversion of agricultural land for accessory activities. On the other hand, they would reduce development pressure on agricultural land by allowing accessory activities like agritourism would not apply to the No Project alternative. Without implementation of these policies and measures to protect agricultural operations, impacts would be slightly greater than for the General Plan Update.

Air Quality

Construction activities associated with future development under the No Project alternative would have the potential to result in temporary adverse impacts on air quality in Tuolumne County. Without the addition of policies to control emissions during construction of individual projects, impacts would be greater than under the General Plan Update.

As shown in Table 4.3-3 in Section 4.3, *Air Quality*, emissions levels are forecast to decline compared to existing conditions under the No Project scenario between 2015 and 2040 despite projected future growth in the County. These estimates are consistent with the state-wide continuing downward trend in emissions levels caused by CARB rules designed to reduce emissions from cars and trucks. Although this alternative does not incorporate increased density and other VMT-reducing land use strategies included under the General Plan Update, the overall reduction in regional emissions would ensure that impacts remain less than significant. However, emissions under this alternative would be greater than those of the proposed General Plan Update.

The No Project alternative also would allow for siting of new sensitive receptors within close proximity to local roadways and other potential sources of toxic air pollutants. While the less compact land use pattern under this alternative would be less likely to result in proximity between sensitive uses and sources of toxic air pollutants, existing policies in the Air Quality Element do not specifically establish buffer zones to separate these uses. Impacts would be greater than for the General Plan Update without implementation of Mitigation Measure AQ-2 for policies to mitigate local air quality impacts from development and to protect new sensitive land uses from sources of toxic air pollutants.



Biological Resources

Implementation of this alternative would result in greater impacts to biological resources as more ground disturbance would occur from Low Density Residential and other development in rural areas. This would result in greater impacts to special status plants, animals, riparian areas and other sensitive habitat, wetlands, and/or migratory wildlife corridors outside developed urban areas than anticipated under buildout of the General Plan Update. As discussed in Section 4.4, *Biological Resources*, there are 177 special-status species known to occur or with potential to occur within Tuolumne County. Thirty one of these species (21 animal species and 10 plant species) are given high levels of protection by the federal government through listing under FESA and/or by the State government through listing under CESA or Fully Protected. Without proposed policies in the Natural Resources Element and community plans of the General Plan Update to control invasive species, encourage the use of native species, establish thresholds of significance for oak woodland conversion, and recognize the reduced impacts from urban and infill development on biological resources, impacts would be greater than for the General Plan Update.

Cultural Resources

The No Project alternative would have greater potential impacts on cultural resources because it would allow ground-disturbing development in a greater area of Tuolumne County relative to the proposed General Plan Update, which would promote development within communities. On the other hand, the less compact pattern of development under this alternative may result in less disturbance of the historic built environment. Adherence to State regulations would preserve human remains unearthed during future construction, and policies in the existing General Plan would protect historic and archaeological resources on a case-by-case basis. However, mitigation would be required to protect potential paleontological resources from future development. Impacts on cultural resources would be greater than under the General Plan Update.

Geology

The No Project alternative would result in development consistent with current land use designations that, similar to buildout under the General Plan Update, may be subject to fault rupture, ground-shaking, liquefaction, landslides, and soil erosion from grading on unstable slopes. Adherence to required building codes during construction would reduce these geologic and soil-related impacts. Existing policies to limit development in seismically hazardous areas; to require engineering studies prior to urban development in landslide or unstable slope areas; to establish a program for geologic, seismic, and geotechnical engineering reports required for proposed developments; and to maintain erosion control measures for all grading also would apply to the No Project alternative. Therefore, impacts would remain less than significant.

Global Climate Change

Relative to the General Plan Update, the No Project alternative would result in a similar amount of construction-related GHG emissions. Impacts would be slightly greater than for the General Plan Update because future development would not be subject to Implementation Program



12.E.1 to reduce GHG emissions from construction equipment.

Although the County would continue to apply project-level GHG thresholds for discretionary entitlements, the continuation of existing land use trends under the No Project alternative would be inconsistent with the goals of applicable GHG reduction plans and policies, including the adopted Tuolumne County Regional Blueprint Greenhouse Gas Study and AB 32. Whereas the General Plan Update's land use scenario is designed to centralize development to reduce VMT and transportation-related GHG emissions, this scenario would require auto dependency for many parts of Tuolumne County. Walkable communities, defined as a 5-minute walk (1/4 mile) between home and the core of a community, shopping, jobs, recreation, community facilities and transit, would exist only within community cores. Therefore, impacts would be greater than for the General Plan Update.

Hazards and Hazardous Materials

As with the General Plan Update, this alternative could facilitate development near known hazardous material users, construction in areas with existing hazardous materials, or accidental releases of hazardous materials during transportation. The less compact pattern of development may result in less exposure to hazardous materials in urban settings. Residential development also might occur in areas designated as Moderate, High or Very High Wildland Fire Hazard areas. Compliance with federal, state, and local regulations would minimize exposure to hazards and hazardous materials. Continued coordination with the Tuolumne County Airport Land Use Compatibility Plan also would reduce airport-related hazards, and existing goals and policies from the Land Use and Safety elements would apply to reduce potential risks from hazardous materials, wildland fires, and proximity to airports, or to ensure emergency preparedness. Impacts would remain less than significant.

Hydrology and Water Quality

Under the No Project alternative, development facilitated by current land use designations could occur within 100-year flood zones. This alternative also would allow for development in dam inundation areas, whereas the General Plan Update would not, and would result in a greater amount of impervious surfaces from development in rural areas. The addition of impervious surfaces would increase watershed runoff, which could degrade water quality. Although the existing Safety Element includes policies to reduce potential impacts related to flood risk, to review new development within dam inundation areas and restrict development if it presents a direct threat to human life, and to reduce potential impacts related to water quality, this alternative would not be subject to the proposed Implementation Measure 6.H.e to update emergency plans for dam failures and to notify and assist in evacuation along federally designated flood plains. Therefore, impacts related to hydrology and water quality would be greater than for the General Plan Update.

Land Use and Planning

Similar to the General Plan Update, existing urban development boundaries may be expanded to allow growth to occur near existing community nodes under the No Project alternative. Whereas the General Plan Update implements the preferred Distinctive Communities Growth



Scenario of the Tuolumne Tomorrow Regional Blueprint by planning for development within well-defined, cohesive, and compact communities, the No Project alternative would allow a more dispersed pattern of development. This land use pattern would result in greater demands on public services, above average public service costs and greater degradation of valuable resources. Therefore, the No Project alternative would have greater impacts related to inconsistency with the Tuolumne Tomorrow Regional Blueprint.

The less compact land use pattern under the No Project alternative would not lead to development that physically divides established communities. Potential impacts would remain less than significant.

Noise

Similar to the General Plan Update, the No Project alternative would facilitate development that exposes existing sensitive receptors to noise and vibration from new construction. New and existing noise-sensitive land uses also would be exposed to traffic noise, aircraft-related noise, and noise generated from operational stationary noise sources; in comparison with the General Plan Update, the less compact land use pattern in this alternative would place fewer new sensitive receptors in urban environments with higher traffic noise levels. The existing General Plan includes policies to reduce noise exposure by enforcing the County's noise standards, considering noise impacts from new projects on sensitive land uses, identifying potential noise conflicts early in the review process for proposed developments, and ensuring land use compatibility. This alternative would be subject to existing standards in Figure 5.3 of the County's Noise Element that require new development within Noise Impact Areas identified in the Tuolumne County Airport Land Use Compatibility Plan to be located and designed to minimize aircraft-related noise exposure. In addition, proposed mitigation measures include policies to address construction noise and vibration impacts and to buffer new sensitive uses from railroad tracks would not apply to this alternative. Without application of these proposed policies and mitigation measures, the No Project alternative would have greater impacts related to aircraft noise, construction noise and vibration, and railroad noise.

Population and Housing

Both the General Plan Update and the No Project alternative could temporarily displace residents if redevelopment of existing residential structures occurs. Mitigation would be needed to reduce potential impacts from displacement of residents. Due to its compact development pattern within existing developed areas, potential impacts would be greater for the General Plan Update. Overall growth would remain consistent with the population growth projection adopted by the Tuolumne County Transportation Council for the year 2040. Impacts would remain less than significant.

Public Services

Similar to the General Plan Update, development facilitated under current land use designations would increase demand for fire protection and law enforcement services. However, review of subsequent development by the Fire Department pursuant to existing County development review practices, the required provision of emergency access and



payment of impact mitigation fees would reduce impacts related to fire protection to less than significant, and new development would not result in the need to construct new law enforcement facilities. In addition, the payment of State-mandated school impact fees would fully mitigate impacts related to school facilities. These impacts would remain less than significant.

Recreation

The No Project alternative would facilitate a similar amount of development to the General Plan Update, exacerbating an existing shortage in County-owned recreational facilities. The supply of recreational facilities would not meet the County's goal of 30 acres per 1,000 residents. Because the County could not ensure the provision of adequate facilities to meet this goal as part of new development and new communities, impacts on existing facilities would remain significant and unavoidable.

Similar to the General Plan Update, the No Project alternative would support the creation of a regional park in East Sonora and recreational facilities to serve the Jamestown community. The implementation of these parks and recreation facilities and others associated with new residential developments could result in environmental impacts related to traffic, noise, and aesthetics on surrounding uses. From a programmatic perspective relative to the General Plan, this would remain a less than significant impact.

Transportation and Circulation

Because the No Project alternative would allow a similar amount of residential, commercial, and industrial development to the General Plan Update, this development would generate a similar amount of vehicular trips. Trip generation and trip length would be slightly greater because of a scattered land use pattern that promotes dependency on automobiles. Similar to the General Plan Update, the increase in vehicle trips would cause deficiencies in traffic flow at roadway segments and intersections. Mitigation would be needed to improve flow on two roadway segments and four intersections with a LOS of "D" or worse. Without guaranteed implementation of mitigation measures TC-1(a-c) and TC-2(a-d), impacts would remain significant and unavoidable.

The auto-dependent land use pattern would maintain design hazards for pedestrian and bicyclists in the County. As proposed, new goals and policies to increase pedestrian and bicyclist safety and walkability would not apply to the No Project alternative, impacts from design hazards would be greater. The scattered pattern of development under this alternative also would place increased demands on public transit and alternative transportation infrastructure.

As with the General Plan Update, development facilitated by current land use designations would be subject to applicable County standards and fire code standards, which require emergency access provisions. Compliance with existing requirements would ensure that adequate emergency access would be provided for by all new development. Impacts would remain less than significant.

Overall, vehicles miles traveled (VMT) within the Tuolumne County region would increase as a



result of regional population growth. However, as discussed in Section 4.15, *Transportation and Circulation*, overall VMT would be greater under the No Project alternative (approximately 2,188,733 VMT) compared to the proposed General Plan Update (approximately 2,170,502 VMT) in the year 2040. The higher VMT under this alternative is primarily because land use changes that are included as part of the General Plan Update which are intended to reduce VMT would not occur under this alternative. Therefore, for VMT, the No Project alternative would result in greater impacts in comparison to the proposed General Plan Update.

Utilities and Service Systems

The No Project alternative would allow for a similar amount of development to the General Plan Update resulting in similar water demand and wastewater and solid waste generation. Therefore, impacts related to utilities and service systems would remain the same. Water, wastewater, and solid waste providers are projected to have enough capacity to serve new development. In addition, the County's existing Water Quality Plan and policies and implementation programs in the existing General Plan would reduce potential impacts related to storm drainage facilities. Therefore, these impacts would remain less than significant.

6.1.3 Achievement of Project Objectives

This alternative would meet the overall objectives of accommodating projected growth while defining where and how development would occur and balancing development with conservation of the County's natural and cultural resources. However, the No Project alternative would not meet the objective that "each community contains a well defined, cohesive, and compact community built around an appropriately-scaled urban core and community gathering places." Scattered development at the fringe of urban communities and in rural areas would reduce the distinctiveness of existing communities.

6.2 ALTERNATIVE 2: PUBLIC SERVICES

6.2.1 Description

The Public Services alternative would allocate new development at higher densities in locations closer to multiple public services, such as major transportation corridors, transit lines, public water and sewer, and parks. This scenario would focus growth based on the general availability of public infrastructure and services, without necessarily distinguishing communities as rural or urban. Development would continue to grow within defined communities; however, in contrast to the Distinctive Communities Growth Scenario that guides the proposed General Plan Update, development also would radiate outward along a select number of arterials, major collectors, and transit corridors where public water and sewer exist. This radial development would create linear communities containing a mix of multi-family housing, townhouses, neighborhood commercial, and traditional neighborhoods. This scenario would result in some dependency on automobiles for residents residing beyond transit corridors and community cores. The amount of Mixed-Use land uses would increase by placing these uses in close proximity to transit stations and community cores, thereby increasing walkability in these areas. The proposed policies and implementation programs in the General Plan Update would still apply to this alternative, with the exception of ones that are narrowly tailored to the proposed



Distinctive Communities Growth Scenario.

6.2.2 Impact Analysis

Aesthetics

Whereas the General Plan Update would minimize impacts to scenic vistas from locally designated scenic routes by channeling development to existing urban communities, the Public Services alternative would allow urban development to radiate outward along a select number of arterials, major collectors, and transit corridors where public water and sewer exist. This new development along corridors could adversely affect existing scenic vistas of rural landscapes from portions of SR 49 and 108 that are locally designated scenic corridors. Implementation of policies in the General Plan Update would incrementally reduce effects on scenic vistas. However, the urbanization of scenic corridors with a mix of multi-family housing, townhouses, neighborhood commercial, and traditional neighborhoods along SR 49 and 108 would have an unavoidably adverse effect on scenic vistas. Therefore, impacts associated with this alternative would increase from a less than significant to a significant and unavoidable level.

This alternative also would increase the geographic extent of changes to the County's predominantly rural character, by allowing urban development to occur along transportation corridors outside the boundaries of urban communities. Proposed policies to discourage strip development along the County's arterials and to encourage cluster development that protects open space areas, which would minimize changes to rural visual character, would not apply to this alternative. While existing policies would protect the visual character of communities with historic buildings, they would not reduce the adverse effects of development on the visual character of rural areas. Therefore, impacts would increase from less than significant to significant and unavoidable.

As with the proposed General Plan Update, this alternative would facilitate development that would introduce new sources of light and glare, which would increase overall ambient nighttime light and daytime glare from building materials. Urban development along transportation corridors would incrementally increase the intrusion of new sources of light and glare into rural areas. However, impacts would remain significant but mitigable by implementing Mitigation Measure AES-3 (to preserve the existing nighttime environment by limiting the illumination of areas surrounding new development).

Agricultural Resources

Impacts to Important Farmland and Williamson Act land would be incrementally greater than those of the General Plan Update because the area of potential disturbance would expand to include agricultural land along transportation corridors. These impacts would remain significant and unavoidable.

As with the General Plan Update, existing timberland would remain in timber production under this alternative. Impacts to timberland would remain less than significant. This alternative also would alter the present land use pattern in portions of the County; however, potential land use conflicts would be reduced through the separation of potentially conflicting land uses, proposed



policies, and application of the County's Right to Farm Ordinance. Impacts would remain less than significant.

Air Quality

Construction activities associated with future development under the Public Services alternative would have the potential to result in temporary adverse impacts on air quality in Tuolumne County. However, with implementation of policies and actions in Mitigation Measure AQ-1 to control emissions during construction of individual projects, impacts would remain significant but mitigable.

This alternative would allow less centralized development, which would result in some dependency on automobiles for residents residing beyond transit corridors and community cores and a greater amount of VMT in the County. However, because this alternative would increase density within communities, it would not substantially increase overall VMT or emissions relative to buildout under the General Plan Update. Impacts would remain less than significant.

This alternative would allow for siting of new sensitive receptors within close proximity to local roadways and other potential sources of toxic air pollutants. With implementation of Mitigation Measure AQ-2 to reduce the exposure of new sensitive receptors to toxic air pollutants, impacts would remain less than significant.

Biological Resources

Implementation of this alternative would result in greater impacts to biological resources as more ground disturbance would occur for development in rural areas along transportation corridors. This would result in incrementally greater impacts to special status plants, animals, riparian areas and other sensitive habitat, wetlands, and/or migratory wildlife corridors outside developed urban areas than anticipated under buildout of the General Plan Update. As discussed in Section 4.4, *Biological Resources*, there are 177 special-status species known to occur or with potential to occur within Tuolumne County. Thirty one of these species (21 animal species and 10 plant species) are given high levels of protection by the federal government through listing under FESA and/or by the State government through listing under CESA or Fully Protected. Similar to the General Plan Update, proposed policies would minimize impacts on special-status species and wetlands to a less than significant level. With implementation of mitigation measures BIO-2(a-b) and BIO-4(a-b), impacts on sensitive habitats and wildlife movement would remain less than significant.

Cultural Resources

This alternative would have incrementally greater impacts on cultural resources because it would facilitate ground-disturbing development in a greater area of Tuolumne County. As with the General Plan Update, proposed policies would protect historic and archaeological resources on a case-by-case basis, and adherence to State regulations would preserve human remains unearthed during construction. However, paleontological resources would require additional protections to proposed policies, and Mitigation Measure CR-1 would be required. Impacts on



cultural resources would remain significant but mitigable.

Geology

Similar to the General Plan Update, the Public Services alternative would allow development that may be subject to fault rupture, ground-shaking, liquefaction, landslides, and soil erosion from grading on unstable slopes. Adherence to required building codes during construction would reduce these geologic and soil-related impacts. Proposed policies to limit development in seismically hazardous areas; to require engineering studies prior to urban development in landslide or unstable slope areas; to establish a program for geologic, seismic, and geotechnical engineering reports required for proposed developments; and to maintain erosion control measures for all grading would further minimize impacts related to geology and soils. Impacts would remain less than significant.

Global Climate Change

Relative to the General Plan Update, the Public Services alternative would result in a similar amount of construction-related GHG emissions. As with the General Plan Update, compliance with Implementation Program 12.E.1 to reduce GHG emissions from construction equipment would result in less than significant impacts.

Although the County would continue to apply project-level GHG thresholds for discretionary entitlements, the land use scenario under the Public Services alternative would be inconsistent with the goals of applicable GHG reduction plans and policies, including the adopted Tuolumne County Regional Blueprint Greenhouse Gas Study and AB 32. Whereas the General Plan Update's land use scenario is designed to centralize development in communities, this alternative would allow urban development in transportation corridors outside of communities. Impacts related to consistency with applicable GHG reduction plans and policies would be greater.

Hazards and Hazardous Materials

Impacts relating to hazards would be similar to those of the proposed General Plan Update. As with the General Plan Update, this alternative could facilitate development near known hazardous material users, construction in areas with existing hazardous materials, or accidental releases of hazardous materials during transportation. Residential development also might occur in areas designated as Moderate, High or Very High Wildland Fire Hazard areas. However, impacts would remain less than significant given compliance with federal, state, and local regulations, and with General Plan policies. Similar to the General Plan Update, careful land use planning in accordance with proposed General Plan policies and continued coordination with the Tuolumne County Airport Land Use Compatibility Plan would reduce airport-related hazards to a less than significant level, and development would have no impact on adopted emergency response or evacuation plans.

Hydrology and Water Quality

Development facilitated by the Public Services alternative within urban communities and along



transportation corridors might occur within 100-year flood zones. Similar to the General Plan Update, policies for protection of riparian corridors would prevent development in these flood-prone areas. Furthermore, any development within a 100-year flood zone would be subject to the County's policies as set forth in the proposed General Plan Safety Element and the community plans, which would ensure that people or property are not subject to flood risks. Impacts would remain less than significant.

Whereas the General Plan Update would not facilitate development in dam inundation areas, this alternative would allow for urban development in a potential dam inundation area shown in Figure 4.9-1 along the SR 49 corridor, near Lake Don Pedro and the Moccasin Reservoir. However, the vulnerability assessment for dam failure in the 2004 Tuolumne County Multi-Jurisdictional Hazard Mitigation Plan (HMP) concluded that the extent of damage from any dam failure would not be great due to the small areas possibly inundated, and the assumption that such an event is unlikely to happen. With implementation of General Plan policies and implementation programs to protect structures from dam failure, impacts would remain less than significant.

Because the Public Services alternative would result in incrementally more development than would the General Plan Update and more dispersed development outside of existing communities, it would lead to a greater amount of impervious surfaces within the County. The addition of impervious surfaces would increase watershed runoff, which could degrade water quality. However, similar to the General Plan Update, impacts would remain less than significant given compliance with existing regulations and implementation of proposed policies.

Land Use and Planning

Similar to the General Plan Update, existing urban development boundaries may be expanded to allow growth to occur near existing community nodes under the Public Services alternative.

Whereas the General Plan Update implements the preferred Distinctive Communities Growth Scenario of the Tuolumne Tomorrow Regional Blueprint by planning for development within well-defined, cohesive, and compact communities, this alternative would allow for linear development along major transportation corridors. By converting open space buffers between communities to urban development, the Public Services alternative would reduce the distinctiveness of communities. Therefore, the Public Services alternative would have greater impacts related to inconsistency with the Tuolumne Tomorrow Regional Blueprint.

This alternative also would facilitate and organize growth in an orderly manner around existing communities and major transportation corridors, where development would not physically divide established communities. Therefore, impacts would remain less than significant.

Noise

The Public Services alternative would have similar impacts to the General Plan Update from construction and operational noise. Existing sensitive receptors would be subject to noise and vibration from new construction, and new and existing noise-sensitive land uses would be



exposed to transportation noise. However, proposed policies would reduce noise exposure to acceptable levels. These impacts would remain less than significant.

Similar to the General Plan Update, this alternative would facilitate development that could be exposed to noise generated from operational stationary noise sources and aircraft. However, proposed policies to enforce noise standards for new development would reduce noise exposure to acceptable levels. These impacts would remain less than significant. Impacts from exposure to railroad noise and vibration would remain significant but mitigable with implementation of Mitigation Measure N-2 to buffer new sensitive uses from railroad tracks.

Population and Housing

Both the General Plan Update and the Public Services alternative could temporarily displace residents if redevelopment of existing residential structures occurs. Impacts from displacement would remain significant but mitigable with implementation of recommended policies and programs in Mitigation Measure PH-1. Impacts would be incrementally greater but would remain less than significant.

Public Services

Similar to the General Plan Update, development facilitated by the Public Services alternative would increase demand for fire protection and law enforcement services. However, review of subsequent development by the Fire Department pursuant to existing County development review practices, the required provision of emergency access and payment of impact mitigation fees would reduce impacts related to fire protection to less than significant, and new development would not result in the need to construct new law enforcement facilities. In addition, the payment of State-mandated school impact fees would fully mitigate impacts related to school facilities. These impacts would remain less than significant.

Recreation

The Public Services alternative would facilitate incrementally more development than the General Plan Update, further exacerbating an existing shortage in County-owned recreational facilities. Although it would allocate new development at higher densities near parks, the County could not ensure an adequate supply of recreational facilities from new development and new communities to meet its goal of 30 acres per 1,000 residents. Impacts on existing recreational facilities would remain significant and unavoidable.

Similar to the General Plan Update, this alternative would support the creation of a regional park in East Sonora and recreational facilities to serve the Jamestown community. The implementation of these parks and recreational facilities and others associated with new residential developments could result in environmental impacts related to traffic, noise, and aesthetics on surrounding uses. From a programmatic perspective relative to the General Plan Update, this would remain a less than significant impact.

Transportation and Circulation



Because the Public Services alternative would facilitate a similar amount of residential, commercial, and industrial development to the General Plan Update, this alternative would generate a similar amount of vehicular trips. Similar to the General Plan Update, the increase in vehicle trips would cause deficiencies in traffic flow at roadway segments and intersections. Although implementation of mitigation measures TC-1(a-b) and TC-2(a-d) would reduce traffic impacts on roadway segments and at intersections, impacts would remain significant and unavoidable because implementation of these measures may not be feasible.

Similar to the General Plan Update, implementation of proposed policies relating to traffic calming and improving walkability and bikeability would reduce potential impacts from design hazards to a less than significant level. Buildout of this alternative also would not substantially increase the use of available public transit resources and would not have a significant impact on existing or planned pedestrian and bicycle infrastructure. As with the General Plan Update, development facilitated by this alternative would be subject to applicable County standards and fire department standards, which require emergency access provisions. Compliance with existing requirements would ensure that adequate emergency access would be provided for by all new development. Impacts would remain less than significant.

Overall, vehicles miles traveled (VMT) within the Tuolumne County region would increase as a result of regional population growth. However, overall VMT would be greater under the Public Services alternative (approximately 2,193,926 VMT¹) compared to the proposed General Plan Update (approximately 2,170,502 VMT) in the year 2040. Therefore, for VMT, the Public Services alternative would result in greater impacts in comparison to the proposed General Plan Update.

Utilities and Service Systems

The Public Services alternative would allocate new development at higher densities in locations closer to public water infrastructure in communities and along major transportation corridors. This alternative would allow for a similar amount of development to the General Plan Update resulting in similar water demand and wastewater and solid waste generation. Therefore, impacts related to utilities and service systems would remain the same. Water, wastewater, and solid waste providers are projected to have enough capacity to serve new development. In addition, the County's existing Water Quality Plan and policies and implementation programs in the existing General Plan would reduce potential impacts related to storm drainage facilities. Therefore, these impacts would remain less than significant.

6.2.3 Achievement of Project Objectives

This alternative would meet the overall objectives of accommodating projected growth while defining where and how development would occur and balancing development with conservation of the County's natural and cultural resources. However, the Public Services alternative would not meet the objective that "each community contains a well defined, cohesive, and compact community built around an appropriately-scaled urban core and community gathering places." Although development would continue to grow within defined

¹ *Tuolumne County GP and RTP Update Traffic Study, Wood Rogers (September 2015). See Appendix C for full Traffic Study.*



communities, the Public Services alternative also would allow linear corridors of development along major transportation routes. Urban development along transportation routes between communities would reduce the distinctiveness of these communities.

6.3 ALTERNATIVE 3: RECENT TRENDS, PROPOSED

6.3.1 Description

This alternative represents an intermediate land-use scenario with a density in-between the conditions in the year 2010 (prior to the adoption of the Tuolumne Tomorrow Regional Blueprint and the adoption of the Distinctive Communities Growth Scenario) and the Distinctive Communities scenario. This scenario would generally continue the existing pattern of development, in which Low Density Residential is the primary type of residential development. This scenario would require auto dependency for many parts of Tuolumne County, because walkable communities, defined as a 5-minute walk (1/4 mile) between home and the core of a community, shopping, jobs, recreation, community facilities and transit, would exist only within community cores. But this alternative would promote more density near existing communities, somewhat similar to the proposed General Plan Update, but not to the same level as the General Plan Update. Thus while this alternative would have some similar goals and policies for land use as the proposed General Plan Update, it would also maintain some of the existing development trends similar to conditions prior to the year 2010 (when the Tuolumne Tomorrow Regional Blueprint was adopted). The proposed policies and implementation programs in the General Plan Update would still apply to this alternative, with the exception of ones that are narrowly tailored to the proposed Distinctive Communities Growth Scenario.

6.3.2 Impact Analysis

Aesthetics

Whereas the General Plan Update would minimize impacts to scenic vistas from locally designated scenic routes by channeling development to existing urban communities, the Recent Trends, Proposed alternative would allow continued single-family residential development outside of existing communities. New residential development in rural areas could adversely affect existing scenic vistas of agricultural and natural landscapes from portions of SR 49 and 108 that are locally designated scenic corridors. Implementation of policies in the General Plan Update would incrementally reduce effects on scenic vistas. However, potential development along SR 49 and 108 would have an unavoidably adverse effect on scenic vistas. Therefore, impacts associated with this alternative would increase from a less than significant to a significant and unavoidable level.

This alternative also would increase the geographic extent of changes to the County's predominantly rural character, by promoting a greater degree of dispersed residential development to occur outside the boundaries of urban communities. Proposed policies to discourage strip development along the County's arterials and to encourage cluster development that protects open space areas would minimize changes to rural visual character. In addition, policies would protect the visual character of communities with historic buildings.



These policies, however, would not fully reduce the adverse effects of development on the visual character of rural areas. Therefore, impacts would increase from less than significant to significant and unavoidable.

As with the proposed General Plan Update, this alternative would facilitate development that would introduce new sources of light and glare, which would increase overall ambient nighttime light and daytime glare from building materials. Development outside of urban communities would incrementally increase the intrusion of new sources of light and glare into rural areas. However, impacts would remain significant but mitigable by implementing Mitigation Measure AES-3 (to preserve the existing nighttime environment by limiting the illumination of areas surrounding new development).

Agricultural Resources

Because this alternative would retain existing land use designations and would generally continue the existing pattern of more dispersed development, the area of potential disturbance would expand to include agricultural land outside of communities. Impacts to Important Farmland and Williamson Act land would be incrementally greater than those of the General Plan Update and would remain significant and unavoidable.

As with the General Plan Update, existing timberland would remain in timber production under this alternative. Impacts to timberland would remain less than significant. This alternative also would alter the present land use pattern in portions of the County, but land use conflicts between urban and agricultural uses would be reduced through the separation of potentially conflicting land uses, proposed policies, and application of the County's Right to Farm Ordinance. Impacts would remain less than significant.

Air Quality

Construction activities associated with future development under the Recent Trends, Proposed alternative would have the potential to result in temporary adverse impacts on air quality in Tuolumne County. However, with implementation of policies and actions in Mitigation Measure AQ-1 to control emissions during construction of individual projects, impacts would remain significant but mitigable.

In comparison to the General Plan Update, long-term operational emissions would be similar under this alternative. However, relative to future "no project" conditions, this alternative would increase density within community cores, reducing VMT and associated emissions from vehicular travel. Therefore, impacts would remain less than significant.

This alternative would allow for siting of new sensitive receptors within close proximity to local roadways and other potential sources of toxic air pollutants. The less compact land use pattern under this alternative would be less likely to result in proximity between sensitive uses and sources of toxic air pollutants. With implementation of Mitigation Measure AQ-2 to reduce the exposure of new sensitive receptors to toxic air pollutants, impacts would remain less than significant.



Biological Resources

Implementation of this alternative would result in greater impacts to biological resources as more ground disturbance would occur for scattered development in rural areas. This would result in incrementally greater impacts to special status plants, animals, riparian areas and other sensitive habitat, wetlands, and/or migratory wildlife corridors outside developed urban areas than anticipated under buildout of the General Plan Update. As discussed in Section 4.4, *Biological Resources*, there are 177 special-status species known to occur or with potential to occur within Tuolumne County. Thirty one of these species (21 animal species and 10 plant species) are given high levels of protection by the federal government through listing under FESA and/or by the State government through listing under CESA or Fully Protected. Similar to the General Plan Update, proposed policies would minimize impacts on special-status species and wetlands to a less than significant level. With implementation of mitigation measures BIO-2(a-b) and BIO-4(a-b), impacts on sensitive habitats and wildlife movement would remain less than significant.

Cultural Resources

This alternative would have incrementally greater impacts on cultural resources, in part, because it would allow ground-disturbing development in a greater area of Tuolumne County. On the other hand, the less compact pattern of development may result in less disturbance of the historic built environment. As with the General Plan Update, proposed policies would protect historic and archaeological resources on a case-by-case basis, and adherence to State regulations would preserve human remains unearthed during construction. However, paleontological resources would require additional protections. Impacts on cultural resources would remain significant but mitigable with implementation of Mitigation Measure CR-1.

Geology

Similar to the General Plan Update, the Recent Trends, Proposed alternative would allow development that may be subject to fault rupture, ground-shaking, liquefaction, landslides, and soil erosion from grading on unstable slopes. Adherence to required building codes during construction would reduce these geologic and soil-related impacts. Proposed policies to limit development in seismically hazardous areas; to require engineering studies prior to urban development in landslide or unstable slope areas; to establish a program for geologic, seismic, and geotechnical engineering reports required for proposed developments; and to maintain erosion control measures for all grading would further minimize impacts related to geology and soils. Impacts would remain less than significant.

Global Climate Change

Relative to the General Plan Update, this alternative would result in a similar amount of construction-related GHG emissions. As with the General Plan Update, compliance with Implementation Program 12.E.1 to reduce GHG emissions from construction equipment would result in less than significant impacts. Furthermore, this alternative would allow less centralized development, which would result in some dependency on automobiles for residents residing beyond transit corridors and community cores and would increase VMT and mobile emissions



in the County.

Although the County would continue to apply project-level GHG thresholds for discretionary entitlements, the general continuation of existing land use trends under the Recent Trends, Proposed alternative would be largely inconsistent with the goals of applicable GHG reduction plans and policies, including the adopted Tuolumne County Regional Blueprint Greenhouse Gas Study and AB 32. Whereas the General Plan Update's land use scenario is designed to centralize development to reduce VMT and transportation-related GHG emissions, this alternative would encourage a greater amount of residential development outside of communities. This scenario would require auto dependency for many parts of Tuolumne County, because walkable communities, defined as a 5-minute walk (1/4) mile between home and the core of a community, shopping, jobs, recreation, community facilities and transit, would exist only within community cores. Because this land use scenario would be largely inconsistent with applicable plans and policies to reduce GHG emissions, impacts would be greater than for the General Plan Update.

Hazards and Hazardous Materials

Overall impacts relating to hazards would be similar to those of the proposed General Plan Update. As with the General Plan Update, this alternative could facilitate development near known hazardous material users, construction in areas with existing hazardous materials, or accidental releases of hazardous materials during transportation. The less compact pattern of development may result in less exposure to hazardous materials in urban settings. Residential development also might occur in areas designated as Moderate, High or Very High Wildland Fire Hazard areas. However, impacts would remain less than significant given compliance with federal, state, and local regulations, and with General Plan policies. Similar to the General Plan Update, careful land use planning in accordance with proposed General Plan policies and continued coordination with the Tuolumne County Airport Land Use Compatibility Plan would reduce airport-related hazards to a less than significant level, and development would have no impact on adopted emergency response or evacuation plans.

Hydrology and Water Quality

Development facilitated by the Recent Trends, Proposed could occur within 100-year flood zones. Similar to the General Plan Update, policies for protection of riparian corridors would prevent development in these flood-prone areas. Furthermore, any development within a 100-year flood zone would be subject to the County's policies as set forth in the proposed General Plan Safety Element and the community plans, which would ensure that people or property are not subject to flood risks. Impacts would remain less than significant.

Whereas the General Plan Update would not facilitate development in dam inundation areas, this alternative would allow for future development in a potential dam inundation areas associated with several reservoirs. However, the vulnerability assessment for dam failure in the 2004 Tuolumne County Multi-Jurisdictional Hazard Mitigation Plan (HMP) concluded that the extent of damage from any dam failure would not be great due to the small areas possibly inundated, and the assumption that such an event is unlikely to happen. With implementation of General Plan policies and implementation programs to protect structures from dam failure,



impacts would remain less than significant.

Buildout of the Recent Trends, Proposed alternative would result in a similar amount of development and associated impervious surfaces within the County. The addition of impervious surfaces would increase watershed runoff, which could degrade water quality. However, similar to the General Plan Update, impacts would remain less than significant given compliance with existing regulations and implementation of proposed policies.

Land Use and Planning

Similar to the General Plan Update, existing urban development boundaries may be expanded to allow growth to occur near existing community nodes under the Recent Trends, Proposed alternative.

Whereas the General Plan Update implements the preferred Distinctive Communities Growth Scenario of the Tuolumne Tomorrow Regional Blueprint by planning for development within well-defined, cohesive, and compact communities, this alternative would encourage more scattered development outside of communities. By converting open space buffers between communities to urban development, the Recent Trends, Proposed alternative would reduce the distinctiveness of communities. Therefore, the Recent Trends, Proposed alternative would have greater impacts related to inconsistency with the Tuolumne Tomorrow Regional Blueprint.

The less compact pattern of development under this alternative would not physically divide established communities. Potential impacts would remain less than significant.

Noise

The Recent Trends, Proposed alternative would have similar impacts to the General Plan Update from construction and operational noise. Existing sensitive receptors would be subject to noise and vibration from new construction, and new and existing noise-sensitive land uses would be exposed to transportation noise. In comparison with the General Plan Update, the less compact land use pattern in this alternative would place fewer new sensitive receptors in urban environments with higher traffic noise levels. Proposed policies also would reduce noise exposure to acceptable levels. These impacts would remain less than significant.

Similar to the General Plan Update, this alternative would facilitate development that could be exposed to noise generated from operational stationary noise sources and aircraft. However, proposed policies to enforce noise standards for new development would reduce noise exposure to acceptable levels. These impacts would remain less than significant. Impacts from exposure to railroad noise and vibration would remain significant but mitigable with implementation of Mitigation Measure N-2 to buffer new sensitive uses from railroad tracks.

Population and Housing

Both the General Plan Update and the Recent Trends, Proposed alternative could temporarily displace residents if redevelopment of existing residential structures occurs. Impacts from displacement would remain significant but mitigable with implementation of recommended



policies and programs in Mitigation Measure PH-1. Overall growth would remain consistent with the population growth projection adopted by the Tuolumne County Transportation Council for the year 2040. Impacts would remain less than significant.

Public Services

Similar to the General Plan Update, development facilitated by the Recent Trends, Proposed alternative would increase demand for fire protection and law enforcement services. However, review of subsequent development by the Fire Department pursuant to existing County development review practices, the required provision of emergency access and payment of impact mitigation fees would reduce impacts related to fire protection to less than significant, and new development would not result in the need to construct new law enforcement facilities. In addition, the payment of State-mandated school impact fees would fully mitigate impacts related to school facilities. These impacts would remain less than significant.

Recreation

The Recent Trends, Proposed alternative would facilitate a similar amount of development to the General Plan Update, exacerbating an existing shortage in County-owned recreational facilities. Because the County could not ensure an adequate supply of recreational facilities from new development and new communities to meet its goal of 30 acres per 1,000 residents, and impacts on existing recreational facilities would remain significant and unavoidable.

Similar to the General Plan Update, this alternative would support the creation of a regional park in East Sonora and recreational facilities to serve the Jamestown community. The implementation of these parks and recreation facilities and others associated with new residential developments could result in environmental impacts related to traffic, noise, and aesthetics on surrounding uses. From a programmatic perspective relative to the General Plan Update, this would remain a less than significant impact.

Transportation and Circulation

Because the Recent Trends, Proposed alternative would facilitate a similar amount of residential, commercial, and industrial development to the General Plan Update, this development would generate a similar amount of vehicular trips. However, the more scattered land use pattern under this alternative would likely result in greater auto-dependency, a slight increase in trip generation, and longer trip lengths. The increases in trip generation and trip length would cause greater deficiencies in traffic flow at roadway segments and intersections. Although implementation of mitigation measures TC-1(a-b) and TC-2(a-d) would reduce traffic impacts on roadway segments and at intersections, impacts would remain significant and unavoidable because implementation of these measures may not be feasible.

Similar to the General Plan Update, implementation of proposed policies relating to traffic calming and improving walkability and bikeability would reduce potential impacts from design hazards to a less than significant level. Buildout of this alternative also would not incrementally increase the use of available public transit resources and would not have a significant impact on existing or planned pedestrian and bicycle infrastructure. As with General Plan Update,



development facilitated by this alternative would be subject to applicable County standards and fire department standards, which require emergency access provisions. Compliance with existing requirements would ensure that adequate emergency access would be provided for by all new development. Impacts would remain less than significant.

Overall, vehicles miles traveled (VMT) within the Tuolumne County region would increase as a result of regional population growth. However, overall VMT would be greater under the Recent Trends, Proposed alternative (approximately 2,184,566VMT) compared to the proposed General Plan Update (approximately 2,170,502 VMT²) in the year 2040. The higher VMT under this alternative is primarily because land use changes that are included as part of the General Plan Update which are intended to reduce VMT would not occur under this alternative. Therefore, for VMT, the Recent Trends, Proposed alternative would result in greater impacts in comparison to the proposed General Plan Update.

Utilities and Service Systems

The Recent Trends, Proposed alternative would allow for a similar amount of development to the General Plan Update resulting in similar water demand and wastewater and solid waste generation. Therefore, impacts related to utilities and service systems would remain the same. Water, wastewater, and solid waste providers are projected to have enough capacity to serve new development. In addition, the County's existing Water Quality Plan and policies and implementation programs in the General Plan Update would reduce potential impacts related to storm drainage facilities. Therefore, these impacts would remain less than significant.

6.3.3 Achievement of Project Objectives

This alternative would meet the overall objectives of accommodating projected growth while defining where and how development would occur and balancing development with conservation of the County's natural and cultural resources. However, the Recent Trends, Proposed alternative would not meet the objective that "each community contains a well defined, cohesive, and compact community built around an appropriately-scaled urban core and community gathering places." Under this alternative, single-family residential development would continue outside of urban communities. Urban development outside of existing communities would reduce the distinctiveness of these communities.

6.4 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA requires the identification of the environmentally superior alternative among the options studied. When the "No Project" alternative is determined to be environmentally superior, CEQA also requires identification of the environmentally superior alternative among the development options.

Table 6-2 indicates whether each alternative's environmental impact is greater, lesser, or similar to the proposed project. All three alternatives to the proposed General Plan Update would be inferior in several categories of environmental issues, especially with regard to impacts on the

² Tuolumne County GP and RTP Update Traffic Study, Wood Rogers (September 2015). See Appendix C for full Traffic Study



visual character of rural areas, global climate change, and consistency with the preferred growth scenario of the Tuolumne Tomorrow Regional Blueprint plan. Among the alternatives being considered, the Public Services alternative could be considered environmentally superior, as its land use scenario would promote denser urban communities while allowing linear urban development along major transportation corridors. However, this alternative would have substantially greater impacts on aesthetics, global climate change, and land use consistency relative to the General Plan Update. This alternative also would generally meet most of the project objectives but would not fully meet the objective to maintain distinct communities.



**Table 6-2
 Comparison of Environmental Impacts of Alternatives**

Issue	Proposed Project¹	Alternative 1: No Project (Recent Trends, Existing)	Alternative 2: Public Services	Alternative 3: Recent Trends, Proposed
Aesthetics	<i>Significant but Mitigable</i>	-	-	-
Agricultural Resources	<i>Significant and Unavoidable</i>	=/-	=/-	=/-
Air Quality	<i>Significant but Mitigable</i>	-	=	=/-
Biological Resources	<i>Significant but Mitigable</i>	-	=/-	=/-
Cultural Resources	<i>Significant but Mitigable</i>	-	=/-	=/-
Geology	<i>Less than Significant</i>	=	=	=
Global Climate Change	<i>Less than significant</i>	-	-	-
Hazards and Hazardous Materials	<i>Less than Significant</i>	-	=	=
Hydrology and Water Quality	<i>Less than Significant</i>	-	=	=
Land Use and Planning	<i>Less than significant</i>	-	-	-
Noise	<i>Significant but Mitigable</i>	-	=	=
Population and Housing	<i>Significant but Mitigable</i>	=	=	=
Public Services	<i>Less than Significant</i>	=	=/-	=
Recreation	<i>Significant and Unavoidable</i>	=	=	=
Transportation and Circulation	<i>Significant and Unavoidable</i>	=/-	=/-	=/-
Utilities and Service Systems	<i>Less than Significant</i>	=	=	=
<i>Overall</i>	<i>n/a</i>	-	=/-	=/-

1. This column lists the most severe impact determination for each environmental issue.

Notes: +Superior to the proposed General Plan Update, - Inferior to the proposed General Plan Update, = Similar impact to the proposed General Plan Update, =/- Slightly inferior to the proposed General Plan Update

