

4.0

INTRODUCTION TO THE ENVIRONMENTAL ANALYSIS

4.1 SCOPE

On November 4, 2011, the Notice of Preparation (NOP) of a Draft Program Environmental Impact Report was filed with the California Office of Planning and Research (OPR) for the 2035 San Benito County General Plan (2035 General Plan). The NOP was circulated to the public, local and state agencies, and other interested parties to solicit comments on the proposed project (See [Appendix A, Notice of Preparation](#)). The following topics were identified in the NOP or during public and agency comments on the NOP:

- Aesthetics/Visual Resources
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils/Minerals
- Hazards & Hazardous Materials
- Hydrology & Water Resources
- Land Use & Planning
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation & Circulation
- Utilities & Service Systems

4.2 PRESENTATION OF THE IMPACT ANALYSIS

The topical environmental analysis sections of this RDEIR (Chapters 5 through 20) are organized using the CEQA Environmental Checklist (Appendix G of the CEQA Guidelines). Each section summarizes the environmental and regulatory setting, provides an assessment of potential environmental impacts, and identifies mitigation measures for each environmental issue area identified above. Chapter 2, Executive Summary, includes a summary of impacts and mitigation measures identified in this RDEIR. Cumulative impacts are evaluated in Chapter 22, *Required CEQA Analyses*. For each resource topic, the following conditions are discussed:

- **Environmental Setting.** This section summarizes the environmental setting related to the topic as provided in the General Plan Background Report and provides a general overview of related environmental resources and conditions within the unincorporated County. The setting is presented from Countywide and regional perspectives, as appropriate for each environmental topic. The setting information provides the baseline condition used to assess impacts of changes created by implementation of the 2035 General Plan goals and policies, implementation programs, and Land Use and Circulation Diagrams.
- **Regulatory Framework.** This section includes applicable laws, ordinances, regulations, and guidance for the resource as summarized from the General Plan Background Report.
- **Environmental Effects.** This section provides significance criteria used to determine the significance of an environmental effect is made. Significance criteria guidance is provided in the CEQA Guidelines, and significance thresholds can also be based on federal, state, and/or local agency regulations. Potential environmental impacts associated with the proposed project are assessed, and feasible mitigation measures for reducing significance impacts are set forth where necessary. The level of significance after mitigation is then identified when mitigation measures are identified.

4.3 BASELINE CONDITIONS

As stated in the State CEQA Guidelines § 15125(a), an EIR must describe the existing physical environmental conditions in the vicinity of the proposed project. For each of the environmental topics addressed in this RDEIR, the description of existing environmental conditions is included under the “Environmental Setting” heading.

State CEQA Guidelines §15125(a) states that existing conditions are those that exist “at the time the notice of preparation is published,” and the “environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant.”

The NOP for the *2035 San Benito County General Plan Draft PEIR* was published on October 28, 2011 (State Clearinghouse No. 2011111016). However, the County decided to recirculate the DEIR in the form of this RDEIR. A new NOP was not published because it is not necessary to publish a new NOP when recirculating a previously circulated EIR. In this RDEIR, baseline data information (i.e., existing conditions) is derived from the most recent Countywide data and additional information from federal, state, and local sources, as well as information developed by the County's consulting team.

The existing conditions information covers the 2035 General Plan area. This area includes all land within the County, but outside of the two incorporated cities of Hollister and San Juan Bautista. Land inside the city limits of incorporated municipalities is not under the jurisdiction of the County, nor is land managed by federal or state agencies. Therefore, this RDEIR only analyzes existing conditions on lands within unincorporated County, including land inside each municipality's Sphere of Influence (SOI), but outside municipal (city) limits.

The methodology section included in each environmental topic section describes specific information on the analysis approach and the data used to characterize the existing conditions.

4.4 EVALUATION OF POTENTIAL ENVIRONMENTAL EFFECTS

Implementation of the 2035 General Plan (meaning future development in accordance with the General Plan) would result in future land development and other actions that increase levels of human activity and that would convert or cover portions of the landscape with new developed uses. These actions could occur within areas designated by the 2035 General Plan for urban or developed uses, or they could occur within areas of the County designated for continued rural land uses, primarily agriculture, grazing, or habitat protection uses. Development that would occur within designated urban areas would consist of a variety of uses, including residential, commercial, and industrial, along with the infrastructure necessary to support such development. In rural areas, in addition to continued agricultural, grazing, and habitat uses, implementation of the 2035 General Plan could result in additional residential and commercial development, vineyards and wineries, agriculturally related industries, and surface mines.

In addition to evaluating the direct effects associated with implementation of the 2035 General Plan, this RDEIR identifies secondary or indirect effects of implementing the proposed 2035 General Plan. Section 15358(a)(2) of the State CEQA Guidelines defines secondary or indirect impacts as:

Indirect or secondary effects [are those] which are caused by the project and are later in time or farther removed in distance, but are still reasonably

foreseeable. Indirect or secondary effects may include growth-inducing effects and other effects related to induced changes in the patterns of land use, population density, or growth rate, and related effects on air, water, and other natural systems, including ecosystems.

Potential secondary or indirect environmental effects can consist of:

- **Coverage Impacts.** Those that result from development or other activities covering land or otherwise physically interfering with a resource (e.g., constructing a paved parking lot over a sensitive biological resource); and,
- **Intensity Impacts.** Those that result from increased levels of human activity (e.g., increases in traffic levels leading to increased emissions of criteria air pollutants).

The definitions of these two types of potential effects as used in this RDEIR analysis are discussed further below.

4.4.1 Coverage Impacts

Coverage impacts are possible if and where the 2035 General Plan would allow development in a specific geographic area, such as areas that contain sensitive species or critical habitat, that contain significant open space resources or agricultural lands, or hazardous areas such as fire hazard zones or floodplains. Development in these types of areas may cover, harm, or destroy significant environmental resources. Also, development in these areas may place urban uses in areas prone to health or safety hazards. For these types of effects, the impact evaluation is focused on where development could occur, as well as how much development would occur. These impacts are evaluated using spatial data showing the location of the County's agricultural resources, biological resources, cultural resources, water resources, flood hazard areas, and land uses, as well as other data sources.

4.4.2 Intensity Impacts

Intensity impacts are a function of human activity level and of the location of that activity. Among other data and materials, this RDEIR uses quantitative data estimates of growth, for example, in the form of population increases or number of people working in the County, that would be enabled by the 2035 General Plan, to determine the effect of that growth on air quality, greenhouse gas emissions, traffic generation, noise generation, recreation facilities, public services, and utilities. For issues such as these, a reliable and straightforward analysis depends on a reasonable, quantitative estimate of new population and employment.

The level of growth and development that would be enabled by the 2035 General Plan, or 2035 General Plan “buildout” is described in Section 4.4.4 below based on population and employment forecasts. The projected buildout level of development and growth is considered “reasonably foreseeable” because it accounts for forecasted growth projections based on modifications of the 2008 Association of Monterey Bay Area Governments’ (AMBAG) forecast for the County. AMBAG’s 2035 Countywide population forecast from 2008 of 94,731 people is assumed in this RDEIR. This reflects the Board of Supervisors’ continued direction (June 23, 2009; July 24, 2014; May 6, 2014) to use conservative population estimates throughout the general plan update and environmental review purposes, rather than a lower population projection of 81,000 people in 2035 as reflected in AMBAG’s more recent 2014 population forecasts. The Background Report and the Alternatives Report, both released in 2010, assumed the 2008 population estimates as did the originally circulated 2013 DEIR. More discussion of population forecasts is contained in Section 4.4.4 below. The County believes that with the recent economic recovery, the previous projection of 94,731 people in 2035 is more accurate than the estimate of 81,000.

By relying upon reasonably foreseeable population and employment forecasts incorporated into the 2035 General Plan buildout projections, the analyses contained in this RDEIR can reasonably project indirect intensity related environmental effects. Using quantitative data ensures that intensity-related impacts from potential development allowed under the 2035 General Plan are evaluated and assessed. As with the coverage impacts, the RDEIR impact analyses focus on the difference between the existing location and level of human activity and the level of activity that would reasonably occur with implementation of the 2035 General Plan.

4.4.3 Projected 2035 Buildout

This section describes the potential growth that could occur through the year 2035, the planning horizon year for the 2035 General Plan. The unincorporated portion of the County has the capacity to accommodate more development than projected by the 2035 population forecasts. Accordingly, this RDEIR does not assume all land uses depicted in the Land Use Diagram would be built out by 2035 to their absolute maximum potential. Instead, this RDEIR evaluates the impacts of forecasted development that will likely occur through the year 2035 (“projected 2035 buildout”) consistent with CEQA requirements that an EIR evaluate the “reasonably foreseeable” direct and indirect impacts of a proposed project.

The maximum theoretical 2035 General Plan buildout is equivalent to every parcel designated for development being developed to the maximum intensity permitted based on its assigned land use designation. Many factors would constrain the possibility for this level of growth to occur by reducing the acreage of land available for development. Common factors include constraints posed by land or water resource protection requirements mandated by local, state, and/or federal regulations, and avoidance of natural hazard areas such as floodplains or steep slopes or high fire

hazard areas. Development economics also plays a fundamental role. It is quite possible that, for example, future demand for housing or commercial development within the County would not approach the maximum development capacity for these uses that is enabled by the 2035 General Plan. These and other types of constraints are exemplified by the fact that the County has not developed to the maximum theoretical buildout allowed under the 1992 General Plan. Also, because counties must maintain and update their general plans regularly, it is possible that an update to the 2035 General Plan would take place prior to 2035 that replaces the development guidance included in the 2035 General Plan.

4.4.4 Population, Housing, and Employment Forecasts

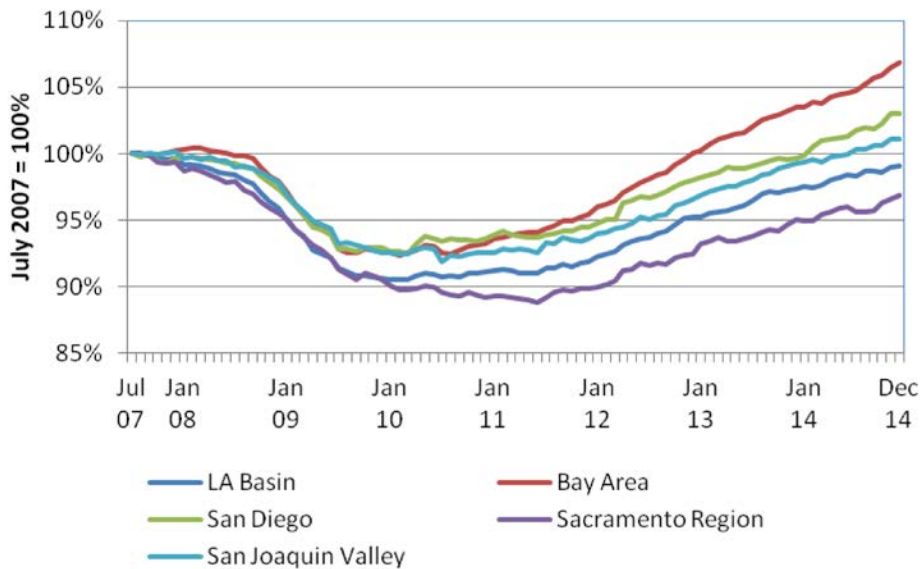
Growth projections provide an estimate of the potential growth that is expected to occur according to migration, employment, market demand trends, population forecasts, the County's land use inventory, available infrastructure, constraints, and other considerations. However, projections are used only as a guide on how to estimate demand for future development. In 2008, AMBAG prepared a regional population and employment forecast called the *Monterey Bay Area 2008 Regional Forecast*. The forecast took into account a number of factors that affect urban development, such as infrastructure, public service availability, and projected growth rates.

On June 23, 2008, the San Benito County Board of Supervisors directed County staff to use the AMBAG population projections as the estimate for population growth by 2035. These forecasts were considered for all of the growth alternatives developed for the 2035 General Plan, with the exception that more housing growth was included to reflect a continuation of declining household size trends and more job growth was included to maintain the historical jobs per capita ratio Countywide. The County also included these forecasts in the Housing Element it adopted in 2010.

According to the 2008 AMBAG forecast, by 2035 the County population is projected to increase by approximately 39,500 residents for a total population of 94,731, including incorporated cities. In 2014, AMBAG released new draft population projections for San Benito County, which are lower than the 2008 projections. Specifically, AMBAG projected that the entire County, including incorporated areas, will grow to only 81,332 residents. In April 2014, the County Board of Supervisors held a noticed public hearing to discuss the growth forecasts to be used in this 2035 General Plan RDEIR and determined that the EIR would continue to use the projection of 94,731 in 2035. If incorporated areas are removed from the 2008 projections, the incorporated area would grow by 36,102 people to a population of 54,581 in 2035, with 13,545 net new dwelling units.

There are a number of reasons the County has concluded that it is reasonable to use higher population estimates. First, AMBAG's 2014 estimates were derived from analysis that occurred in 2012. Subsequent to the preparation of the jobs and population forecasts, the regional economy has surged, led by job gains in the San Jose and San Francisco metro areas. The illustration below shows

job trends for California regions. The Bay Area was just emerging from the depths of the recession in January 2012, about the time when their forecasts were issued. As of December 2014, the Bay Area job picture was much stronger, indicating strengthening support for housing construction and population growth.



Source: Center for Continuing Study of the California Economy, *Numbers in the News*, January 2015

Second, the 2012 estimates were made in the context of attempting to implement policy directives to limit increases in in-commuting from outlying counties to the Bay Area. The County believes that these policy goals may have resulted in underestimating actual population increases in the more outlying counties like San Benito County. Third, the Board of Supervisors has looked at the population trend data and believes that, as in the past, the County will continue to grow faster than the AMBAG region as a whole and will grow close to its pre-recession rate. This determination further is supported by the strong employment recovery and rapidly increasing housing prices in Santa Clara County during 2014 and the anticipated increase in development projects now that the moratorium on new sewer connections has been lifted.

The Board of Supervisors also chose not to rely on the Department of Finance (DOF) population estimates because they fluctuate widely year to year, depending on recent economic trends. For example, in 2008, the DOF estimated that the County would grow to 114,445 by 2040, but in 2013 they estimated that the County would grow to 77,120 by 2040 (DOF 2013). To ensure a conservative analysis, because population predictions are likely to be revised upwards again as the economy recovers, this RDEIR analyzes the potential environmental impacts of growth of up to 36,102 additional residents in the unincorporated County. Even if actual growth in the County is less than analyzed in this RDEIR, analyzing the greatest likely growth reveals to the public and

decision makers, the project's maximum potentially significant environmental impacts utilizing reasonably foreseeable development forecasts.

With respect to jobs, this analysis assumes a continuation of the 1990 to 2010 historical ratio of jobs per resident. During this 21-year period, the number of jobs located in the County averaged 0.286 jobs per resident. The ratio of jobs per resident stood at 0.287 in 2008 and 0.262 in 2010 due to the recent economic recession. A return to the historical average is thus assumed as a conservative estimate of job growth. The forecast of 2035 population and employment located within unincorporated County is listed in Tables 4-1 through 4-5, below.

Table 4-1 Dwelling Units and Populations for 2010 and 2035 in Unincorporated County

	2010		2035		Net New	
	Dwelling Units	Population	Dwelling Units	Population	Dwelling Units	Population
Hollister SOI	772	2,121	5,425	14,648	2,220	5,994
Other unincorporated areas	5,952	16,358	14,844	39,933	18,049	48,587
Total	6,724	18,479	20,269	54,581	13,545	36,102

Sources: U.S. Census 2010, San Benito County 2011b.

Table 4-2 2035 General Plan Residential Estimates in Unincorporated County

Residential Use	Estimated Number of Net New Units by 2035 ¹
Single-Family	10,365
Multi-Family	3,180
Total	13,545

Sources: DOF 2011, San Benito County 2011b.

Note: ¹Estimates were derived from San Benito County General Plan Update - Build-out Analysis.

Regarding jobs, a significant number of San Benito County residents commute to other counties for work. This indicates that there is either a shortage of jobs or a lack of acceptable wages within the County to serve the existing population. A better aligned jobs-housing balance would create housing opportunities to enable people to live close to their jobs. Over the past twenty years, there have been approximately 0.286 jobs per resident in the County. There is an average of 0.40 workers per capita. As of 2010, there were approximately 0.85 jobs per housing unit in the County. In 2008, prior to the recent economic recession, there were 0.92 jobs per occupied housing unit.

To better accommodate employment growth in the County and still take into account other key factors and issues identified during the general plan update, such as agricultural preservation, rural character, proximity to transportation choices, and development constraints, the Board of Supervisors selected the goals and policies described in the 2035 General Plan that directs future growth predominantly away from prime farmland.

This RDEIR assumes more employment growth than is projected in the AMBAG Forecast (i.e., 27,000 vs. 21,700) to maintain a 0.286 jobs per capita ratio Countywide. As shown in Tables 4-2 and 4-3, approximately 18,479 people, 6,724 dwelling units, and 4,530 jobs were located within unincorporated County as of 2010. In 2035, the unincorporated County could have a total population of approximately 54,581 people, 20,269 dwelling units, and 12,030 - 13,130 jobs. Again, these values are conservative estimates assumed for the purpose of analyzing growth impacts in this RDEIR. Based on an average ratio of 2.70 persons per dwelling unit, the predicted population growth could be accommodated in approximately 13,545 new dwelling units, as shown in Table 4-2, above.

The actual number of new dwelling units could be more or less depending on the mix of housing types (single family, apartments, senior age restricted). The ratio of 2.70 persons per dwelling unit is an approximately 2 percent decline from the 2010 ratio of persons per dwelling (2.74) in the unincorporated County, which reflects the trend over the past 50 years of declining persons per dwelling. The City of San Juan Bautista’s SOI is not anticipated to accommodate any of the projected population growth, summarized below in Table 4-3.

Table 4-3 Population and Dwelling Unit Trends and Assumptions in Unincorporated County

	Population and Dwelling Unit Trends				Assumptions	
	1990	2000	2005	2010	2020	2035
Population	15,916	17,261	18,057	18,479	29,711	54,581
Dwelling Units	5,363	5,869	6,485	6,724	10,804	20,269
Persons/Dwelling Unit	2.968	2.941	2.784	2.748	2.75	2.70

Sources: U.S. Census 2010, DOF 2011, EMC Planning Group 2014.

Notes: The population/dwelling unit of new housing constructed in unincorporated County is assumed to be 2.70 persons/dwelling unit.

The unincorporated County is projected to attract between 7,500 and 8,600 new jobs, or up to nearly 69 percent of the total 2035 County-wide employment growth. Additional commercial and employment growth in the unincorporated County could be accommodated at key intersections along State Route 25, the Airpark Business Center, the San Felipe Road employment corridor,

and/or in New Community Study Areas. [Table 4-4](#) below summarizes the existing job estimates and the projections assumed under “projected 2035 buildout” of the General Plan.

Table 4-4 Employment for 2010 and 2035 in Unincorporated County

2010 Employment	2035 Employment ¹	Net New Employment
4,530	12,030-13,130	7,500-8,600

Sources: DOF 2011, EMC Planning Group 2014.

Note: Various growth patterns that may occur under the 2035 General Plan, as discussed in Section 4.5.7, below, lead to potential employment in different locations.

The 7,500 to 8,600 new jobs projected for the unincorporated County would consist of retail, service, industrial, public, construction, and agricultural sector jobs. [Table 4-5](#) lists the number of new jobs projected to be in each type of employment sector.

4.4.5 Winery/Hospitality Priority Areas

The 2035 General Plan provides for Winery/Hospitality Priority Areas to encourage the development of vineyards, wineries, and supporting hospitality uses to enhance wine tourism within the County while protecting the agricultural character of the area. As shown on [Figure 3-7](#) of this RDEIR, the boundaries of the Winery/Hospitality Priority Areas are diagrammatic and are not intended to be precise.

Table 4-5 2035 General Plan Net New Employment Growth by Job Sector-2010 to 2035 in Unincorporated County

Job Sector	Employment Growth
Retail	1,520-1,920
Service	1,400-1,640
Industrial	1,060-1,250
Public	1,150-1,350
Construction	1,270-1,490
Agriculture	950
Total	7,500-8,600

Source: San Benito County 2014.

The purpose of the Wine/Hospitality Priority Area is to identify areas of the County where expansion of the wine industry and wine tourism are encouraged while protecting the agricultural character of the area. Figure 3-7 shows the general boundary of the Wine/Hospitality Priority Area, which will be used as the basis for creating a Wine/Hospitality Combining District within the Zoning Ordinance (see Policy ED-4.1 and Program ED-E). Uses encouraged within the Wine/Hospitality Priority Area include vineyards, wineries, tasting rooms, hotels and other guest accommodations, and processing facilities related to the wine industry, as well as those allowed in the underlying General Plan designation.

This RDEIR assumes that the 7,500 to 8,600 new jobs forecast to occur within the unincorporated County by 2035 would accommodate jobs generated by a Winery/Hospitality Combining District land use designation, should one be adopted. As set forth in the 2035 General Plan and in compliance with CEQA, any proposal to create and implement a Wine/Hospitality Combining District or for an individual project would require further compliance with CEQA in terms of a project-level review, which would be the vehicle to assess any potential specific environmental effects attributable to that particular project, including, among others, potential impacts on transportation, utility infrastructure, biological resources, as well as cumulative impacts.

4.4.6 New Community Study Areas

The 2035 General Plan identifies New Community Study Areas to indicate the County's interest in studying the potential for development of new urban communities, primarily in the northwestern portion of the County. The boundaries of these study areas are illustrated on [Figure 3-8](#) of this RDEIR, which is diagrammatic and is not intended to be precise. The underlying land use designations in areas shown as New Community Study Areas are not proposed to be changed as result of the 2035 General Plan Update and instead will continue to be designated as they are today (as shown on [Figures 3-2](#) and [3-3](#)) unless and until proponents of a proposed new community propose and obtain approval of a General Plan amendment to change those designations. According to the 2035 General Plan Land Use Element:

The intent of the New Community Study Areas is to generally identify areas where the County would encourage new communities to locate on a case-by-case basis, relative to the policies of the Land Use Element; however, new communities are not limited to these areas and the County would consider proposals for new communities in other parts of the County so long as they are planned in accordance with the policies in this section.

The implementing policies for the New Community Study Areas, set forth under Goal 8 of the Land Use Element, establish standards and requirements that any future proposal for a new community must meet. As set forth in the 2035 General Plan and in compliance with CEQA, any proposal for a new community would require preparation of a specific plan, including infrastructure and financing

plans, as well as a completion of a project-level environmental review, which would be the vehicle to assess any potential environmental effects attributable to a specific proposed project.

At the time this RDEIR was prepared, the location, size, configuration, or range of uses of any potential future new communities cannot be known, and thus it would be speculative to evaluate the specific potential environmental impacts that could be caused by development in a New Community Study Area. For this reason, this RDEIR does not provide detailed environmental analysis of any particular new community proposal since none has been presented at this time. Nonetheless, the RDEIR provides a broad-brush evaluation of a potential growth scenario (Scenario 2 in this document) that could result if, after study, further environmental evaluation, and adoption of a specific plan, a sustainably-designed new community were developed within the unincorporated County as set forth in the 2035 General Plan goals and policies. This potential growth scenario is discussed more fully in Section 4.5.7 below.

4.4.7 Potential Growth Scenarios

The growth estimates described above are used as a basis for the environmental evaluation. They represent the best available projection data and the best estimate of “reasonably foreseeable” development under the 2035 General Plan, based on reasonably available information and as determined appropriate in the Board of Supervisors’ discretion. The 2035 General Plan plans for projected growth by designating new areas, primarily in and around the incorporated City of Hollister, for higher intensity development than currently exists in those areas today. This plan for development is assessed in this document as Scenario 1, the Hollister-Centered Growth Scenario. Scenario 1 envisions that the majority of new population growth would occur in the unincorporated area of the County in and around the City of Hollister SOI. This growth scenario analyzes likely buildout under the proposed 2035 Land Use Diagram.

In addition, without formally designating additional areas in the northern part of the County for growth, the General Plan contains policies expressing the County’s desire to study one or more new, sustainably-designed communities in defined “study areas” if certain criteria are met. Although the General Plan is only proposing adoption of a policy statement concerning the County’s desire to study the possibility of new communities in the future and does not authorize or endorse development in a New Community Study Area, in order to be conservative, this RDEIR nonetheless provides, where it is possible and reasonable to do so, a high-level forecast of the potential environmental impacts of locating a higher percentage of the anticipated population growth nearer the County’s northern boundary. This forecast is called Scenario 2, the New Community Study Areas Plus Hollister General Plan Growth Scenario. The document assumes that under Scenario 2, the population and jobs in the County would be roughly equal to that expected under Scenario 1 but that the development would occur both in and around Hollister and for forecasting purposes, along the Highway 25 corridor to the north.

For purposes of CEQA review, Scenario 2 provides a programmatic “early look” at what future studies could conclude about the environmental impacts of changing the 2035 Land Use Diagram to designate a portion of a New Community Study Area for population growth. Since the 2035 Land Use Diagram does not designate any portion of the New Community Study Area for growth, analysis of growth, there are significant limits about what this RDEIR can reasonably forecast about growth that is not yet proposed. Nonetheless, in general, Scenario 2 envisions that growth would primarily be accommodated in new community study areas, with most of this growth occurring along the State Route 25 corridor. Any concrete proposal for a new community could only be approved after the County conducts site-specific environmental analysis, amends the General Plan to designate a specific area for mixed-use residential and other development, finds the proposal consistent with the New Community Study Area General Plan policies, and approves additional land use entitlements, including a specific plan. For these reasons, Scenario 2 and its environmental impacts are more speculative than those of Scenario 1.

As shown in Table 4-6, the total projected 2035 population in the unincorporated County would be the same under either scenario and only the location of that increased population would change. There are assumed to be slightly more jobs in the unincorporated area under Scenario 2 because under this scenario more people would live farther from incorporated areas in the County and seek to obtain goods and services closer to where they live, thus spurring job creation. Scenario 2 represents one of several possible scenarios that could occur if the County were to pursue development in one or more New Community Study Areas. For purposes of simplicity and based on the reasonable assumption that the County would desire continuity in applying its policy goals, it assumed that the total County population would be the same in Scenario 2 as in Scenario 1 and that the County’s proposed 2035 General Plan policies and mitigation measures would be applied to development in New Community Study Areas.

Table 4-6 Comparison of Scenario 1 and Scenario 2 in 2035 in Unincorporated County

Scenario 1 – 2035			Scenario 2 - 2035		
Population	Dwelling Units	Jobs	Population	Dwelling Units	Jobs
54,581	20,269	11,880	54,581	20,269	13,470

Source: U.S. Census 2010, EMC Planning Group 2014.

In addition, the potential environmental impacts to many environmental resources would be similar under both scenarios. For example, aesthetic impacts associated with population growth are not likely to be significantly different as between Scenario 1 and 2 because the same General Plan policies and mitigation measures would be applied. For a few environmental resources, such as transportation, agriculture and air quality, where impacts depend more heavily on where people are located, the environmental impacts under Scenario 1 are different than those under Scenario 2. Each

resource-specific chapter states whether impacts to the resource it analyzes would be the same or different under the two scenarios, and if different, analyzes the differences.

4.5 PRESENTATION OF MITIGATION MEASURES

Mitigation measures identified in this report are characterized in one of two categories: those necessary to reduce the identified impact below a level of significance; and those recommended to reduce the magnitude of a significant impact, but not below a level of significance. Mitigation measures in this RDEIR are formulated consistent with the strategy as set forth in CEQA Guidelines § 15370 as follows:

- Avoiding the impact altogether by not taking a certain action or parts of an action.
- Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
- Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- Compensating for the impact by replacing or providing substitute resources or environments.