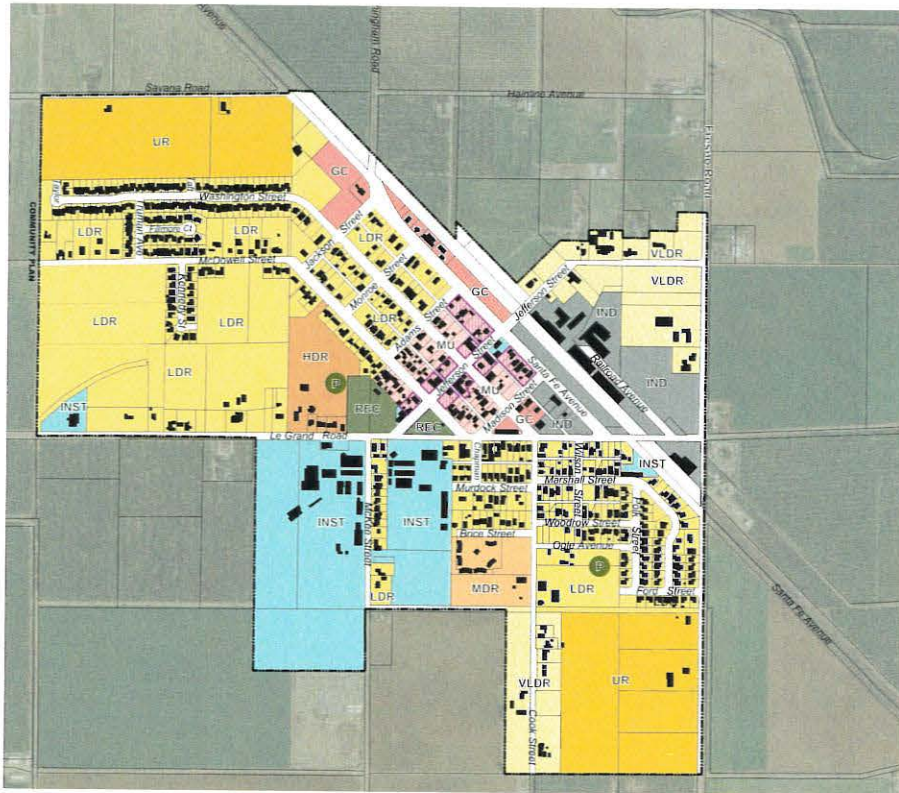


DRAFT  
Environmental Impact Report  
Chapter 2, Summary  
Le Grand Community Plan  
SCH 2016101087



Merced County  
Community And Economic Development Department



April 2019



### INTRODUCTION

This summary chapter provides an overview of the proposed Community Plan (Proposed Project), which is described in detail in Chapter 3, Project Description, and the conclusions of the environmental analysis, provided in detail in Chapters 4 and 5. This chapter also summarizes the alternatives to the proposed Community Plan that are discussed in Chapter 6, Alternatives, and identifies the Environmentally Superior Alternative. Table 2-1, at the end of this chapter, provides a summary of the environmental effects of the Proposed Project identified in each technical issue section of Chapter 4. The table consists of the environmental impacts, the significance of the impact, proposed mitigation, if any, and the significance of the impact after the mitigation measure is implemented. Table 2-2 provides a summary of the relative severity of the impacts of the alternatives.

### LOCATION

Le Grand is an unincorporated community located in Merced County approximately 12 miles southeast of the City of Merced (see Figure 3-1 in Chapter 3, Project Description).

### PROJECT DESCRIPTION

The proposed Community Plan will serve as the long-range vision and land use strategy plan for guiding development within the unincorporated Community of Le Grand in Merced County to 2035. The County and its consultants have been working with community residents, businesses, property owners, and public agencies and organizations to identify and establish the direction and character of growth in Le Grand through the year 2035.

The proposed land uses are shown in Figure 3-3 and Table 3-1 in Chapter 3, Project Description.

The proposed Community Plan is projected to increase the community population to a total of approximately 3,697 residents, an increase of approximately 207 percent. Commercial, Mixed Use, and Industrial development would increase to approximately 398,918 square feet. There would also be a total of four acres of community parks, as well as additional neighborhood parks within new subdivisions. In addition, the proposed Community Plan provides for 63 acres of Urban Reserve.

### ENVIRONMENTAL IMPACTS AND MITIGATION

An Environmental Checklist (Chapter 5) was prepared to determine whether the proposed Community Plan could result in a significant impact on the environment, and to focus the EIR analysis on significant impacts and those issues that require relatively detailed analyses in order to determine the severity of impacts. Based on the Environmental Checklist, this EIR analyzes in detail the proposed Community Plan impacts in the following areas:

- Agricultural Resources,
- Air Quality,

- Biological Resources,
- Cultural Resources,
- Greenhouse Gas Emissions and Climate Change,
- Land Use,
- Noise,
- Transportation and Circulation, and
- Utilities.

The findings of the analyses in Chapters 4 and 5 are discussed briefly below.

### **No Impact**

There are a number of impacts raised in the Environmental Checklist (Chapter 5) that would not occur under the proposed Community Plan. For example, there are no known forestry resources in the Plan Area, so adoption and implementation of the proposed Community Plan would not affect the availability of forests or forestry resources. Other impacts that would not occur because of the character of the Plan Area include adverse effects on scenic resources, loss or conversion of forestry resources, conflicts with adopted ordinances protecting biological resources or conservation plans, exposure to risks of landslides, airport-related hazards, exposure to seiche, tsunami, mudflow, conflict with CEQA Guidelines Section 15064.3(b), loss of an important mineral recovery site, exposure to significant risk of wildfires, and exposure to commercial aircraft noise.

### **Less-than-Significant Impacts**

Some impacts that would occur under the proposed Community Plan would be adverse, but not severe enough to warrant mitigation. These impacts, which would not exceed identified thresholds or standards, are considered "less than significant". Impacts that would be less than significant even without regulation, proposed Community Plan policies, or mitigation include effects on a scenic vista, creation of light or glare, conflicts with existing agricultural zoning or a Williamson Act contract, loss of mineral resources, exposure to toxic air contaminants, carbon monoxide or odors, loss or degradation of wildlife migration corridors, wasteful, obstruction of a renewable energy or energy efficiency plan, consistency with LAFCO annexation policies, induce substantial unplanned population growth, displacement of existing housing or residents, exposure to vibration from the rail line, increased traffic on local roadways and at local intersections, hazardous roadway design, increased demand for transit services, loss of known mineral resources, increased hazards due to road design or incompatible uses, result in inadequate emergency access, increased demand for potable water supply and wastewater generation, improvements to water and sewer infrastructure, generation of solid waste.

### **Impacts Reduced to Less-than-Significant Levels by Adopted Laws and Regulations**

Other impacts do not exceed established thresholds because they are regulated through federal, State and/or local laws and regulations. For example, the California Building Code includes provisions to ensure that buildings are constructed to withstand geological and soils constraints and seismic events. Other areas where regulations are adequate to ensure that an impact is less than significant include degradation of visual character or quality, conversion of Important Farmland to non-agricultural uses, generation of fugitive dust and particulate matter during construction, inefficient or unnecessary use of energy, exposure to seismic hazards, soil erosion, use of septic systems, the routine use, transport and storage of hazardous materials, including near schools, degradation of water quality, conflicts between Plan Area land uses and surrounding areas, exposure to agricultural noise, increased demand for public services, including schools, fire protection services, law enforcement and parks, and increases in stormwater runoff.

### **Significant Impacts that Can Be Lessened to Less-than-Significant Levels through Mitigation**

Under CEQA, a significant effect on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. Based on the analysis contained in this EIR, implementation of the proposed Community Plan could result in significant impacts in the areas of agricultural resources, air quality, biological resources, cultural resources, including tribal cultural resources, greenhouse gas emissions, land use compatibility, noise, and transportation. If an impact is determined to be significant or potentially significant, applicable mitigation measures are identified as appropriate. These mitigation measures are also summarized in Table 2-1. With the exception of the impacts listed below, all of these potentially significant impacts could be reduced to a less-than-significant level through mitigation measures identified in this EIR. The mitigation measures presented in the EIR will form the basis of the Mitigation Monitoring and Reporting Program. An impact that remains significant after mitigation is considered an unavoidable adverse impact of the proposed Community Plan.

### **Significant and Unavoidable Impacts**

The following significant and unavoidable impacts would result from development of the proposed Community Plan:

- Cumulative loss of special-status species habitat (Impact 4.3-7);
- Loss of historically significant buildings, sites and/or facilities (Impact 4.4-2);
- Cumulative loss of historic resources in Merced County and the Central Valley (Impact 4.4-5);
- Emission of greenhouse gasses, contributing to global climate change (Impact 4.5-1);
- Conflict with applicable plan, policy or regulation for the reduction of GHG emissions (Impact 4.5-2);
- Increased traffic noise in the existing community (Impact 4.7-1); and
- Cumulative increase in traffic noise (Impact 4.7-7).

### **SUMMARY OF PROJECT ALTERNATIVES**

The following alternatives to the proposed Community Plan are evaluated in this Draft EIR:

1. **No Action/No Development:** Assumes no additional development in the Plan Area. Neither the proposed Community Plan nor existing zoning would be implemented and no further construction would occur in the Plan Area.
2. **No Project/No Action:** Assumes buildout of the existing land uses and zoning. While the existing land use designations and zoning are similar to the proposed Community Plan, there are differences in the amount and densities of residential and non-residential development, and the size of the Plan Area.
3. **Reduced Footprint:** The development footprint would be reduced with a corresponding increase in Urban Reserve compared to the proposed Community Plan. There would also be an increase in residential densities on some parcels, but overall there would be a decrease in new residential units and non-residential square footage.
4. **Reduced Densities with Similar Footprint:** Alternative 4 would have a development footprint similar to the proposed Community Plan, but would provide for

substantially less residential and commercial development in order to reduce impacts.

For a complete description of project alternatives, please see Chapter 6, Alternatives. The relative impacts of the alternatives are summarized in Table 2-2.

### **Environmentally Superior Alternative**

In addition to the discussion and comparison of impacts of the alternatives to the proposed Community Plan, CEQA requires that an "environmentally superior" alternative be identified and the reasons for such selection disclosed. In general, the environmentally superior alternative is the alternative that would be expected to generate the least adverse impacts.

The No Project/No Action Alternative would not have any environmental impacts, so it would be considered environmentally superior. Of the project alternatives, Alternative 3 would be environmentally superior, because it would convert less biological habitat to urban uses, and would substantially reduce impacts related to increases in population and non-residential development. A more detailed discussion of the environmentally superior alternative appears in Chapter 6.

### **POTENTIAL AREAS OF CONCERN**

The loss of farmland and urbanization of a small, rural community are concerns for some residents of the County. Other areas of concern would be those issues that are related to urban development, such as increases in traffic, noise and air pollutants, the need for additional water supply, and the ability of the Le Grand Community Services District (LGCS D) and the County to serve new development without reducing service to existing development. The potential loss of biological resources could also be a concern. These issues are addressed throughout the EIR.

### **Issues Raised in Response to the NOP**

Two comments were received in response to the NOP. The Native American Heritage Commission provided the names of representatives of tribes that are traditionally and culturally affiliated with the Plan Area and may have information about cultural resources in the Plan Area. The County contacted these representatives as part of the Senate Bill 18 and Assembly Bill 52 consultation. The NAHC letter also suggested that records searches be conducted; such searches were done as part of the Draft EIR analysis (see Section 4.4-4, Cultural Resources, for more information).

A comment was received expressing concern about the rezoning of a site from Low to High Density Residential. The County rezoned 10 acres to High Density Residential as a separate action in 2017. That zoning is reflected in the proposed Community Plan. The impacts of the rezone was evaluated in a Mitigated Negative Declaration.<sup>1</sup> This Draft EIR also assumes that those 10 acres will be developed as High Density Residential, and therefore consider the environmental effects of that designation within the context of the proposed Community Plan.

### **UNRESOLVED ISSUES**

No unresolved issues have been identified.

<sup>1</sup> Merced County, *Draft Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration for the General Plan Amendment No. GPA 16-001 and Zone Change No. ZC 16-004 Project*, February 2017.

**SCOPE OF THE EIR**

Merced County, as lead agency, identified potentially significant impacts that could result from project implementation in the Notice of Preparation for this EIR circulated from October 31 through November 30, 2016 (found in Appendix A). As discussed above, based on an Environmental Checklist (Chapter 5), Merced County determined that the following areas of potentially significant impact should be addressed in the EIR:

- Agricultural Resources,
- Air Quality,
- Biological Resources,
- Cultural Resources,
- Greenhouse Gas Emissions and Climate Change,
- Land Use,
- Noise,
- Transportation and Circulation, and
- Utilities.

Table 2-1 provides a summary of the environmental impacts that would result from implementation of the proposed Community Plan, including potential mitigation measures identified in Chapters 4, and the level of significance of the environmental impacts before and after implementation of the proposed mitigation.

Table 2-2 provides a comparison of the relative impacts of the alternatives. The full alternatives analysis is provided in Chapter 6.

<b>TABLE 2-1</b> <b>Summary of Impacts and Mitigation Measures</b>					
<b>Impacts</b>	<b>Signifi- cance</b>	<b>Mitigation Included in the Community Plan</b>	<b>Significance After CP Mitigation</b>	<b>Additional Mitigation</b>	<b>Residual Signifi- cance</b>
<b>4.1 Agricultural Resources</b>					
4.1-1 The proposed Community Plan would result in the conversion of Important Farmland to non-agricultural uses.	LS	None	LS	None required.	LS
4.1-2 The proposed Community Plan could conflict with existing zoning for agricultural use, or a Williamson Act contract.	LS	None	LS	None required.	LS
4.1-3 The proposed Community Plan could involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use.	S	Policies L-9, LU 17 and OSC-7; Implementation Measure OSC-2	S	MM 4.1-3 If and when LGCSD constructs additional reclamation areas needed to serve the proposed Community Plan, the LGCSD shall implement the following or equally effective measures.  (a) Construction methods shall avoid over-compaction of the top layers of soil within 50 feet of the Project site perimeter. Pre-construction soil densities of adjacent lands shall be monitored and the surface soil shall be returned to within five (5) percent of original density. (b) Compaction shall be controlled so that changes to lateral groundwater flow are minimized. (c) All construction-related debris shall be removed from the soil surface to prevent construction debris from interfering with agricultural activities. (d) To avoid interruption of irrigation flows to adjacent lands, installation of new irrigation facilities or improvements to existing irrigation	LS

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**TABLE 2-1**  
**Summary of Impacts and Mitigation Measures**

<b>Impacts</b>	<b>Signifi- cance</b>	<b>Mitigation Included in the Community Plan</b>	<b>Significance After CP Mitigation</b>	<b>Additional Mitigation</b>	<b>Residual Signifi- cance</b>
				<p>facilities shall be performed during the non-irrigation season;  Or  New irrigation facilities necessary to serve adjacent lands shall be constructed and operational prior to any modification or termination existing irrigation facilities currently serving planned reclamation areas.</p> <p>(e) A Salinity Report shall be prepared to address all areas to be irrigated by wastewater and lands within 200 feet of the reclamation areas. The report shall identify appropriate agronomic rates for irrigation of on-site crops based on preserving short-term and long-term land productivity in consideration with agricultural practices and crops actively grown on adjacent parcels. The District shall implement, as needed, recommended measures to ensure that irrigation of the reclamation area would not cause soil degradation and would not reduce crop yield on adjacent lands. The report shall be reviewed and approved by the California Central Valley Regional Water Quality Control Board prior to commencement of any Project improvements.</p>	
4.1-4 The proposed Community Plan would contribute to the cumulative conversion of Important Farmland.	LS	None	LS	None required.	LS
<b>4.2 Air Quality</b>					
4.2-1 The proposed Community Plan could conflict with or obstruct	S	None	S	MM 4.2-1 (a) All on-site construction equipment shall use	LS

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**Summary of Impacts and Mitigation Measures**

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implementation of the applicable air quality plans.				<p>Tier 3 rated engines or have emissions levels equivalent to or more stringent than that of Tier 3 rated engines. During construction activities, the construction contractor shall keep a record of the equipment used on site, including, at a minimum, the type of equipment, its engine certification, and all maintenance records.</p> <p>(b) If and when LGCSD constructs water or wastewater infrastructure, including expanded reclamation area, needed to serve the proposed Community Plan, the LGCSD shall implement (a), above, or equally effective measures.</p>	
4.2-2 The proposed Community Plan would generate air pollutants that could exceed air quality standards or contribute to existing air quality violations.	S	None	S	MM 4.2-2 Implement Mitigation Measure 4.2-1	LS
4.2-3 The proposed Community Plan could result in exposure of sensitive receptors to substantial pollutant concentrations of criteria pollutants and TACs.	S	None	S	MM 4.2-3 Implement Mitigation Measure 4.2-1	LS
4.2-4 The proposed Community Plan could expose people to objectionable odors.	LS	None	LS	None required.	LS
4.2-5 The proposed Community Plan could contribute to cumulative increases in criteria air pollutants.	S		S	MM 4.2-5 Implement Mitigation Measure 4.2-1.	LS

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**Summary of Impacts and Mitigation Measures**

Impacts	Significance	Mitigation Included in the Community Plan	Significance After CP Mitigation	Additional Mitigation	Residual Significance
<b>4.3 Biological Resources</b>					
4.3-1 The proposed Community Plan could result in harm to special-status invertebrate species and/or loss or degradation of their habitat.	S	Policy OSC-10 and IM OSC-3	S	<p>MM 4.3-1  <u>VELB</u>            (a)(i) Prior to construction of the multipurpose path or any other development or features within 100 feet of the canal segment north of the Veterans Memorial building, the site to be disturbed shall be surveyed for the presence of the valley elderberry longhorn beetle and its elderberry host plant by a qualified biologist in accordance with current USFWS protocols. If elderberry plants with one or more stems measuring 1.0 inch or greater in diameter at ground level occur on or adjacent to the disturbance site, or are otherwise located where they could be directly or indirectly disturbed, minimization and compensation measures, which could include transplanting existing shrubs and planting replacement habitat (conservation plantings), shall be implemented (see below). Surveys are valid for a period of two years. Elderberry plants with no stems measuring 1.0 inch or greater in diameter at ground level are unlikely to be habitat for the beetle because of their small size and/or immaturity. Therefore, no minimization measures are required for removal of elderberry plants with all stems measuring 1.0 inch or less in diameter at ground level.</p> <p>(ii) For elderberry plants with stems measuring 1.0 inch or greater, any elderberry plant within 100 feet of the area to be disturbed</p>	LS

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Impacts	Signifi- cance	Mitigation Included in the Community Plan	Significance After CP Mitigation	Additional Mitigation	Residual Signifi- cance
				<p>shall be protected and/or compensated for in accordance with the "U.S. Fish and Wildlife Services' (USFWS) Conservation Guidelines for the Valley Elderberry Longhorn Beetle and the Programmatic Formal Consultation Permitting Projects with Relatively Small Effects on the Valley Elderberry Longhorn Beetle Within the Jurisdiction of the Sacramento Field Office."</p> <p><u>Moestan Blister Beetle</u></p> <p>(b)(i) Prior to construction that would disturb annual grasslands, a qualified biologist shall conduct a preconstruction survey for Moestan blister beetle during the known active season (April to June) of this species prior to the commencement of construction activities. If no individuals are identified during the survey, no additional action is required.</p> <p>(ii) If individuals of Moestan blister beetle are found during the preconstruction survey, pertinent data regarding the associated habitat (e.g., vegetation communities, soils, associated invertebrate species, etc.) shall be collected to better understand the ecology of the species. All pertinent data collected during the preconstruction survey shall be included in the information submitted to the California Natural Diversity Data Base (CNDDB) along with the new occurrence record. Results of surveys, including negative findings, shall be submitted to CDFW within two weeks of their conclusion. All observations of the Moestan blister beetle shall</p>	

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				<p>be reported to the CNDDB within ten (10) days of sighting.</p> <p>(iii) If individuals of Moestan blister beetle are found during the preconstruction survey, an impact avoidance and minimization plan shall be developed by a qualified biologist and implemented during grading and construction. The plan shall focus on avoidance of occupied habitat where feasible through the use of exclusionary fencing. Where avoidance is not feasible, impacts shall be minimized through on-site biological monitoring. The on-site biological monitor shall have authority to temporarily halt any work that would directly affect occupied habitat and determine if a smaller impact footprint is feasible. Work shall then resume after concurrence on the necessary footprint.</p> <p><u>LGCS D</u></p> <p>(c) If and when LGCS D constructs water or wastewater infrastructure, including expanded reclamation area, needed to serve the proposed Community Plan, and construction activities would occur within 100 feet of the canal or in annual grasslands, the LGCS D shall implement (a) and (b), above, or equally effective measures.</p>	
4.3-2 The proposed Community Plan could result in harm to special-status reptile species and/or loss or degradation of their habitat.	S	Policy OSC-10 and IM OSC-3	S	<p>MM 4.3-2</p> <p>(a) <u>Individuals</u></p> <p>(i) Prior to project construction or disturbance within standing and/or slow-moving fresh water</p>	LS

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				<p>(e.g., canals), a qualified biologist shall conduct a survey of suitable habitat for western pond turtle within the area of disturbance and immediately adjacent to the area. The survey shall be conducted within 30 days prior to project construction to ensure no western pond turtles have occupied the habitat. If ground-disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be re-surveyed. If this survey does not identify any western pond turtles on the project site, no further mitigation is required.</p> <p>(ii) If one or more western pond turtles are determined to be present, exclusionary fencing shall be used to prevent the turtle(s) from entering construction areas. Fencing shall also be placed around any nesting sites. The location of the fence shall be determined by a qualified biologist. Any turtles found in or near the construction zone shall be relocated to an appropriate area of suitable habitat a minimum of 100 feet from any active construction zone.</p> <p>(b) <u>Nesting Sites</u></p> <p>(i) For any ground disturbance of annual grassland or non-disked fields within 600 feet of a water feature (e.g., canal) that could provide habitat for western pond turtle, a qualified biologist shall survey the area and determine whether it provides suitable nesting habitat. If</p>	

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Impacts	Signifi- cance	Mitigation Included in the Community Plan	Significance After CP Mitigation	Additional Mitigation	Residual Signifi- cance
				<p>the biologist concludes that the habitat is not suitable for nesting, no further action is required. Urban infill parcels (defined as being surrounded on all sides by existing development) and undeveloped parcels within 600 feet of a suitable water feature, but for which a barrier exists between the creek/canal and the development parcel (e.g., walls, homes) shall be excluded from Mitigation Measure 4.3-2(b).</p> <p>(ii) If the biologist concludes that the habitat could support nesting, then when removing the top 12 inches of soil from ruderal/annual grassland habitat in the Plan Area, contractors shall use a qualified biologist as a "spotter" whose responsibility is to watch for western pond turtle eggs or neonates that are overturned during earthmoving. If eggs or neonates are found, all earthmoving activities within 30 feet of the eggs or neonates will be temporarily halted until the eggs or neonates can be salvaged. The eggs or neonates will then be delivered to a nearby qualified wildlife rescue and rehabilitation facility that has been approved by the CDFW. The eggs or neonates will be held by the wildlife rescue and rehabilitation facility until they are ready for release into the nearest suitable aquatic habitat. Once the top 12 inches of soil has been removed, no further monitoring for western pond turtle eggs or neonates is required given that western pond turtle nests are generally shallow</p>	

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				<p>(i.e., less than six inches in depth).</p> <p>(c) <u>Water Quality</u>  Measures shall be implemented to ensure that any water feature that provides habitat for western pond turtle will continue to provide adequate habitat for the turtle by protecting water quality and ensuring that any dewatering or realignment of the channel (temporary or permanent) does not substantially diminish the water levels in the area.</p> <p>(d) <u>LGCSO</u>  If and when LGCSO constructs water or wastewater infrastructure, including expanded reclamation area, needed to serve the proposed Community Plan, and construction activities would affect standing and/or slow moving water, or annual grasslands or non-disked field within 600 feet of a water feature, the LGCSO shall implement (a) through (c), above, or equally effective measures.</p>	
4.3-3 The proposed Community Plan could result in harm to special-status bird species and/or loss or degradation of their habitat.	S	Policy OSC-10 and IM OSC-3	S	<p>MM 4.3-3</p> <p>(a) <u>Raptor and Loggerhead Shrike Nesting Habitat</u></p> <p>(i) Prior to development of undeveloped parcels and parcels that contain mature trees and/or dense shrubbery, preconstruction surveys for nesting special-status birds (loggerhead shrike, Swainson's hawk and other raptors except burrowing owl), raptors protected under Section 3503.5 of the California Fish and</p>	LS

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				<p>Game Code, and other migratory birds shall be conducted prior to any vegetation clearing or other ground disturbance associated with the proposed project. The preconstruction surveys shall be conducted by a qualified consulting biologist under a two-visit protocol with the first visit occurring no more than 14 days prior to initiation of project construction. The second visit shall occur within the three days prior to initiation of the project. If no nesting raptors, migratory birds or special-status birds are identified, then no further action is required. This measure does not apply to land that is urban infill (defined as being surrounded on all sides by existing development).</p> <p>(ii) If nesting Swainson's hawks are found, project construction shall not be initiated until it can be demonstrated by a qualified biologist that the young-of-the-year are no longer dependent upon the nest site.</p> <p>If other nesting raptors are found, an exclusion zone around each nest shall be established such that no project disturbance occurs within 300 feet of the nests until the young-of-the-year are no longer dependent upon the nest site. Lastly, if other nesting migratory or special-status birds are found, an exclusion zone around each nest shall be established that precludes any project disturbance within 100 feet of the nests until the young-of-the-year are no longer dependent upon the nest site.</p>	

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				<p>Alternatively, project construction may be delayed until after August 15, when all local nesting birds are assumed to have completed nesting.</p> <p>(iii) If project construction commences after August 15, when all local nesting birds are assumed to have completed nesting, no surveys would be required.</p> <p>(iv) If and when LGCSO constructs water or wastewater infrastructure, including expanded reclamation area, needed to serve the proposed Community Plan, and the area to be cleared or graded contains mature trees (other than orchard trees) and/or dense shrubbery, the LGCSO shall implement (i) through (iii), above, or equally effective measures.</p> <p>(b) <u>Burrowing Owls</u></p> <p>(i) Prior to construction on undeveloped and/or fallowed agricultural parcels (except orchards) a qualified biologist shall conduct pre-construction surveys prior to any ground disturbance. All surveys shall be conducted in accordance with Appendix D, Breeding and Non-breeding Season Surveys and Reports, of the 2012 CDFG Staff Report on Burrowing Owl Mitigation. If no burrowing owls are present, no additional mitigation is required. This measure does not apply to land that is urban infill (defined as being surrounded on all sides by existing</p>	

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				<p>development) or land that has been in continuous and recent agricultural production.</p> <p>(ii) If burrowing owls are present, the project proponent shall notify the County and CDFW. A qualified biologist shall implement a routine monitoring program and establish a fenced exclusion zone around each occupied burrow. No construction activities shall be allowed within the exclusion zone until such time that the burrows are determined to be unoccupied. The buffer zones shall be a minimum of 150 feet from an occupied burrow during the non-breeding season (September 1 through January 31), and a minimum of 250 feet from an occupied burrow during the breeding season (February 1 through August 31).</p> <p>(iii) The biologist shall prepare a mitigation plan that provides for on-site avoidance and/or relocation to ensure that no burrowing owl is harmed. The mitigation plan shall be reviewed and approved by CDFW. If occupied burrows must be destroyed, no destruction of burrows shall occur during the breeding season. Burrows may be destroyed during the non-breeding season, pursuant to the mitigation plan.</p> <p>(iv) If and when LGCSD constructs water or wastewater infrastructure, including expanded reclamation area, needed to serve the proposed Community Plan, and the area to be disturbed is</p>	

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Summary of Impacts and Mitigation Measures**

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				<p>undeveloped and/or fallowed agricultural parcels (except orchards), the LGCSO shall implement (i) through (iii), above, or equally effective measures.</p> <p>(c) <u>Swainson's Hawk Foraging Habitat</u></p> <p>(i) For projects that would disturb more than 1 acre of grassland or agricultural land other than orchard that is suitable Swainson's hawk foraging habitat, the project proponent shall preserve annual grasslands or other suitable raptor foraging habitat. The compensation for the loss of suitable foraging habitat shall be consistent with the following guidelines: 1.5 acres of protected suitable habitat for each 1 acre impacted within 1 mile of an active nest site; 0.75 acre of protected suitable habitat for each 1 acre impacted between 1 and 5 miles of an active nest site; and 0.5 acre of protected suitable habitat for each 1 acre impacted between 5 and 10 miles of an active nest site (as approved by the County and CDFW). Preservation may occur through either:</p> <ul style="list-style-type: none"> <li>• Payment of a mitigation fee to Merced County through a negotiated agreement between the County, project proponent, and CDFW. The monies would be held in a trust fund, and used to preserve mitigation land through the purchase, monitoring, maintenance, and remediation of lands that supports suitable foraging habitat for</li> </ul>	

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				<p>Swainson's hawk (consistent with CDFW guidelines); or</p> <ul style="list-style-type: none"> <li>• Purchase of conservation easements or fee title to suitable Swainson's hawk foraging habitat to protect the habitat from urban development.</li> </ul> <p>This measure may be satisfied through conservation easements acquired to offset the loss of agricultural land, as described in Impact 4.1-1, if the easements are for lands that provide suitable foraging habitat for Swainson's hawk, subject to approval by CDFW.</p> <p>Mitigation Measure 4.3-3(c) does not apply to LGCSO infrastructure.</p>	
4.3-4 The proposed Community Plan could result in harm to special-status mammal species and/or loss or degradation of their habitat.	S	Policy OSC-10 and IM OSC-3	S	<p>MM 4.3-4  (a) <u>Pallid Bat and Yuma Myotis</u></p> <p>Prior to removal or reconstruction of existing buildings, a survey for pallid bat and Yuma myotis shall be prepared by a qualified biologist. If bat roosting sites are identified within the survey area, then they shall be avoided during the nursery season (April 1<sup>st</sup> through August 31<sup>st</sup>). The bats may be evicted from the building between September 1 and March 31, which is outside of the nursery season. Eviction of bats shall be conducted using bat exclusion techniques, developed by Bat Conservation International (BCI) and in consultation with the CDFW, that allow the bats to exit the roosting</p>	LS

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				<p>site but prevent re-entry to the site. This would include, but not be limited to the installation of one way exclusion devices. The devices shall remain in place for a minimum of seven days and then the exclusion points and any other potential entrances shall be sealed immediately following the removal of the devices. This work shall be completed by a BCI recommended exclusion professional.</p> <p>This measure would not apply to the WWTP expansion, because no buildings would be removed.</p> <p>(b) <u>Western Red Bat and Hoary Bat</u></p> <p>(i) Prior to removal of trees (other than non-native landscape trees) in orchards and/or riparian areas, a preconstruction survey for hoary bat and western red bat shall be conducted by a qualified consulting biologist within three days prior to construction. If a bat maternity roost is identified, buffers around the roost site shall be determined by a qualified biologist and implemented to avoid destruction or abandonment of the roost resulting from tree removal or other project activities. If roosting bats are found but no maternity roost is present, white plastic shall be placed under the roost sites to create glare that encourages the bats to seek roost sites elsewhere (given that these species typically select roost sites over dark ground cover). Once the bats are confirmed as</p>	

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				<p>having left the site, construction can begin in the affected area.</p> <p>(ii) If and when LGCSD constructs water or wastewater infrastructure, including expanded reclamation area, needed to serve the proposed Community Plan, and trees would be removed in orchards and/or riparian areas, the LGCSD shall implement (i), above, or equally effective measures.</p> <p>(c) <u>San Joaquin Kit Fox</u></p> <p>(i) Prior to construction activities in undisturbed areas with sparse, open vegetation, including unimproved roads, canal embankments or similar relatively undisturbed areas, a preconstruction survey for potential dens shall be conducted. Surveys would not be required within urban infill areas and agricultural fields that are regularly disturbed (e.g., disked).</p> <p>(ii) All potential dens (including other subsurface refugia that could be occupied) shall be monitored with a minimum of three consecutive nights in which a suitable tracking medium is placed at the mouth of each potential den or other subsurface feature. Each potential den or other feature where no evidence of use by San Joaquin kit fox (e.g., tracks) is observed shall then be excavated under the supervision of a biological monitor prequalified by the U.S. Fish and Wildlife Service and California</p>	

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				<p>Department of Fish and Wildlife. Upon excavation to all endpoints of a potential den or other feature, it shall be backfilled and brought back to grade. If a den cannot effectively be cleared with additional nights of monitoring that result in three consecutive nights of monitoring without evidence of the taxon, the applicant shall coordinate with the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife to determine an appropriate follow-up action. The follow-up action may involve careful excavation of the den under the supervision of a biological monitor prequalified by the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife that results in the eviction of any individuals.</p> <p>(iii) If and when LGCSD constructs water or wastewater infrastructure, including expanded reclamation area, needed to serve the proposed Community Plan, and the area to be disturbed contains undisturbed areas with sparse, open vegetation, including unimproved roads, canal embankments or similar relatively undisturbed areas, the LGCSD shall implement (i) and (ii), above, or equally effective measures.</p>	
4.3-5 The proposed Community Plan could result in loss or degradation sensitive habitat, including wetlands.	S	None	S	<p>MM 4.3-5</p> <p>(a) Prior to construction activities for projects over 1 acre on parcels composed of annual grasslands or riparian habitat as shown on Figure 4.3-1, a qualified biologist shall conduct a wetland delineation. If wetlands are present a wetland and/or riparian mitigation plan shall be</p>	LS

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				<p>prepared and shall ensure no net loss of waters of the U.S. and riparian vegetation. The wetland and/or riparian mitigation plan shall be based on a wetland delineation verified by USACE. This measure may be implemented through the 404 permit and Streambed Alteration Agreement processes. The plan shall include the following:</p> <p>(i) The project proponent shall compensate for the loss of wetland and riparian habitat through a combination of restoration, enhancement, and/or the purchase of mitigation credits at an approved mitigation bank. The ratio of compensation shall be determined in consultation with USACE and/or California Department of Fish and Wildlife (CDFW), as part of the 404 permit and/or Streambed Alteration Agreement processes, but shall not be less than 1:1.</p> <p>(ii) Prior to any construction activities on the site, a protective fence shall be erected around the boundaries of wetland and/or riparian areas to be retained. This fence shall remain in place until all construction activity in the immediate area is completed. No activity shall be permitted within the protected areas except for those expressly permitted by the USACE and/or CDFW.</p> <p>(iii) For any construction activities in areas that could result in runoff entering the segment of canal north of the Veterans Memorial building</p>	

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				that supports riparian habitat or wetlands that are to be preserved on-site, water quality shall be protected using best management practices (BMPs) and erosion control techniques during construction including, but not necessarily limited to, preservation of existing vegetation, mulches (e.g., hydraulic, straw, wood), and geotextiles and mats, during construction.  (b) If and when LGCSD constructs water or wastewater infrastructure, including expanded reclamation area, needed to serve the proposed Community Plan, and the area to be disturbed contains annual grasslands and/or riparian habitat, the LGCSD shall implement (a), above, or equally effective measures.	
4.3-6 The proposed Community Plan could interfere with the migration of wildlife.	LS	None	LS	None required.	LS
4.3-7 The proposed Community Plan could contribute to the cumulative harm of special-status species and loss or degradation of their habitat.	S	Policy OSC-10 and IM OSC-3	S	MM 4.3-7 Implement MM 4.3-1 through 4.3-4.	SU
4.3-8 The proposed Community Plan could contribute to the cumulative loss or degradation of sensitive habitats, including wetlands.	S	None	S	MM 4.3-8 Implement MM 4.3-5.	LS
4.3-9 The proposed Community Plan could contribute to the cumulative loss or degradation of wildlife	LS	None	LS	None required.	LS

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migration corridors.					
<b>4.4 Cultural Resources</b>					
4.4-1 The proposed Community Plan could result in the loss of archaeological resources.	S	Policy OSC-12 and IM OSC-9	S	<p>MM 4.4-1</p> <p>(a) Prior to approval, projects one acre or greater that require grading or excavation shall have an archaeological survey by a County-approved qualified archaeologist. Areas found to contain or be likely to contain archaeological resources shall be fully surveyed, including excavation and testing to the extent needed to characterize and record the archaeological site. If a sensitive site cannot be fully surveyed prior to construction (due to the presence of pavement or other reasons), a qualified archaeologist shall be present to monitor all grading and excavation activity. Any artifacts and/or sites that are discovered shall be recorded, preserved in situ and/or donated to an appropriate organization or archive, according to the recommendations of the archaeologist. For resources of Native American origin, the geographically and culturally affiliated Native American tribe(s) shall be contacted to request input regarding the disposition of the resource.</p> <p>(b) If a monitoring archaeologist or a member of the construction team believes that an archaeological resource has inadvertently been uncovered, all work within 50 feet of the discovery shall cease, and a qualified archaeologist shall be notified immediately. Appropriate steps shall be taken, as directed by the archaeologist, to protect the discovery</p>	LS

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				<p>site. The area of work stoppage shall be adequate to provide for the security, protection, and integrity of the archaeological resources in accordance with federal and State Law, and at a minimum shall be 50 feet from the discovery. Vehicles, equipment, and unauthorized personnel shall not be permitted to traverse the discovery site. Any artifacts and/or sites that are uncovered shall be recorded, preserved in situ and/or donated to an appropriate organization or archive, according to the recommendations of the archaeologist. For resources of Native American origin, the geographically culturally affiliated Native American tribe(s) shall be contacted to request input regarding the disposition of the resource.</p> <p>(c) If human remains are discovered or uncovered during any phase of construction, all ground-disturbing activity within 50 feet of the remains shall be halted and the County Coroner shall be notified immediately, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined by the County Coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours to request the names of the most likely descendent(s), and Public Resources Code Section 5097.98 shall be adhered to in the treatment and disposition</p>	

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				of the remains. The approved treatment and disposition of the remains shall be implemented before the resumption of ground-disturbing activities within 50 feet of where the remains were discovered.  (d) If and when LGCSO constructs water or wastewater infrastructure, including expanded reclamation area, needed to serve the proposed Community Plan, the LGCSO shall implement (a) and (b), above, or equally effective measures.	
4.4-2 The proposed Community Plan could result in the loss of historically significant buildings, sites and/or facilities.	S	Policy OSC-11 and IM OSC-4 through OSC-7	S	MM 4.4-2 Prior to removal or alteration of a building that has been determined to be eligible for listing on the National and/or State historic registers and/or a local list of historically significant buildings, the building shall be recorded pursuant to Secretary of Interior standards, and architectural features and /or artifacts shall be made available to an appropriate museum and/or historical organization.  This measure would not apply to LGCSO water and wastewater infrastructure improvements outside of the Plan Area.	SU
4.4-3 The proposed Community Plan could result in the loss of paleontological resources.	S	None	S	MM 4.4-3 (a) If paleontological resources (e.g., fossils) are discovered during construction, the contractor shall immediately cease all work activities in the vicinity (within approximately 100 feet) of the discovery. After cessation of excavation the contractor shall immediately contact the County.	LS

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				<p>The potential paleontological resource(s) during construction shall be evaluated by a qualified paleontologist. If it is determined that the project could damage a unique paleontological resource (as defined pursuant to the CEQA Guidelines), mitigation shall be implemented in accordance with PRC Section 21083.2 and Section 15126.4 of the CEQA Guidelines. If avoidance is not feasible, the paleontologist shall develop a treatment plan in consultation with the County. The contractor shall not resume work until authorization is received from the County.</p> <p>(b) If and when LGCSO constructs water or wastewater infrastructure, including expanded reclamation area, needed to serve the proposed Community Plan, the LGCSO shall implement (a) and (b), above, or equally effective measures.</p>	
4.4-4 The proposed Community Plan would contribute to the cumulative loss of archaeological resources in Merced County and the Central Valley.	S	Policy OSC-12 and IM OSC-9	S	MM 4.4-4 Implement Mitigation Measure 4.4-1.	LS
4.4-5 The proposed Community Plan would contribute to the cumulative loss of historic resources in Merced County and the Central Valley.	S	Policy OSC-11 and IM OSC-4 through OSC-7	S	MM 4.4-5 Implement Mitigation Measure 4.4-2.	SU
4.4-6 The proposed Community Plan would contribute to the cumulative loss of paleonto-	S	None	S	MM 4.4-6 Implement Mitigation Measure 4.4-3.	LS

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logical resources in Merced County and the Central Valley.					
4.5 Greenhouse Gas Emissions and Climate Change					
4.5-1 The proposed Community Plan would generate GHG emissions, either directly or indirectly, that would contribute to cumulative increases in greenhouse gas emissions and climate change.	S	None	S	<p>MM 4.5-1 Prior to approval of a small lot tentative map or, for non-residential development, a use permit, the applicant shall provide a detailed analysis of anticipated GHG emissions attributable to that project. Where individual project emissions would exceed 4.6 MT CO<sub>2</sub>e annually (prior to 2020) or 3.0 MT CO<sub>2</sub>e annually (prior to 2030), measures shall be identified to reduce project emissions below the target level or by a minimum of 15 percent. Or, if a certified Climate Action Plan has been adopted by the County, the applicant shall demonstrate that the project is consistent with the CAP. If a project can not achieve the targets, then it shall still implement measures to reduce project emissions to the extent feasible for that project. Measures to reduce project GHG emissions may include, but are not limited to the following:</p> <p>(a) <b>Climate Action Plan Compliance:</b> The project may comply with a locally adopted qualified Climate Action Plan if one has been adopted prior to the implementation of the individual development.<sup>1</sup></p> <p>(b) <b>Implement Appendix J of the Final Staff</b></p>	SU

<sup>1</sup> While the SJVAPCD has adopted a Climate Action Plan, it is based on the 29 percent reduction from BAU which was contested by recent court cases and invalidated

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				<p><b>Report – Climate Action Plan:</b> Addressing GHG Emission Impacts under CEQA<sup>2</sup>, or a newer version as applicable, to the reduce emissions to below the regional thresholds.</p> <p>(c) <b>Energy Conservation.</b> Build homes and businesses within the community to be 20 percent more efficient than 2013 Title 24 requirements or the current Title 24 requirement, whichever is more stringent.</p> <p>(d) <b>Area Source Emissions Reductions:</b> Implement the following to reduce GHG Area source emissions:</p> <ul style="list-style-type: none"> <li>i. No residential development shall include a fireplace.</li> <li>ii. For commercial and residential development, electrical outlets shall be provided on the exterior of all buildings.</li> </ul> <p>(e) <b>Water Conservation:</b> Incorporate the following measures into residential and commercial development as applicable.</p> <ul style="list-style-type: none"> <li>i. Install low-flow bathroom faucets</li> <li>ii. Install low-flow kitchen faucets.</li> <li>iii. Install low-flow toilets and showers.</li> <li>iv. Use water-efficient irrigation systems.</li> </ul> <p>(f) <b>TDM Program.</b> Develop a TDM Program for on-site workers. Individual employers would</p>	

<sup>2</sup> San Joaquin Valley Air Pollution Control District, *Final Staff Report- Climate Action Plan: Addressing GHG Emissions Impacts Under CEQA*. December 17, 2009.

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				<p>be responsible for funding and overseeing the trip reduction/TDM programs. It is suggested that Community businesses work together to promote and enhance the VMT offsets that would occur from TDM Program implementation. TDM strategies may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>i. Establishment of carpool, buspool, or vanpool programs;</li> <li>ii. Cash allowances, passes or other public transit subsidies and purchase incentives;</li> <li>iii. Computerized commuter rideshare matching services;</li> <li>iv. Guaranteed ride-home program for ridesharing;</li> <li>v. Encourage telecommuting and alternative work schedules where feasible; and</li> <li>vi. Designation of a community transportation coordinator for the local businesses.</li> </ul> <p>(g) <b>Recycling Requirement.</b> To the maximum practical extent, recyclable materials, from operation and construction activities, will be reused or recycled.</p>	

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4.5-2 The proposed Community Plan could conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.	S	None	S	MM 4.5-2 Implement MM 4.5-1.	SU
<b>4.6 Land Use</b>					
4.6-1 The proposed Community Plan could result in incompatible land uses located in proximity to one another within the Plan Area.	S	Community Design Guidelines; Policies N-1 and N-2, IM N-2	S	MM 4.6-1 Implement Mitigation Measure 4.7-5 (Noise Sources).	LS
4.6-2 The proposed Community Plan could result in land uses that are incompatible with the area surrounding the Plan Area.	S	Policies LU L-9, LU-17 and OSC-9, IM OSC-2	LS	None required.	LS
4.6-3 The proposed Community Plan could be inconsistent with General Plan goals and policies.	LS	Land Use plan; Community Design Guidelines	LS	None required.	LS
4.6-4 The proposed Community Plan could be inconsistent with Merced County LAFCO policies.	LS	None	LS	None required.	LS
<b>4.7 Noise</b>					
4.7-1 The proposed Community Plan would increase traffic noise in the existing community.	S	None	S	None available.	SU

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4.7-2 Future residences and other noise sensitive land uses would be exposed to transportation noise.	S	None	S	MM 4.7-2 Prior to approval of a residential building permit for projects located in areas estimated to experience noise levels above 65 dB Ldn due to railroad operations, an acoustical study shall be submitted demonstrating that interior noise levels will not exceed 45 dBA Ldn. Noise barriers, site planning, improvement to building facades and/or other effective measures may be used to achieve the required noise levels.	LS
4.7-3 The proposed Community Plan would generate construction noise near noise-sensitive areas.	S	None	S	MM 4.7-3 (a) The following specific noise control measures shall be implemented as appropriate for construction projects occurring within the Plan Area near existing noise-sensitive receptors: <ul style="list-style-type: none"> <li>• All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specifications. Mobile or fixed "package" equipment (e.g., arc welders, air compressors) shall be equipped with shrouds and noise-control features that are readily available for that type of equipment.</li> <li>• All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity.</li> <li>• Electrically-powered equipment shall be used</li> </ul>	LS

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				<p>Instead of pneumatic or internal-combustion-powered equipment, where feasible.</p> <ul style="list-style-type: none"> <li>Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.</li> <li>The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.</li> <li>No project-related public address or music system shall be audible at any adjacent receptor.</li> </ul> <p>(b) If and when the Le Grand Community Services District (LGCSD) installs water and/or wastewater infrastructure needed to serve proposed Community Plan development, Mitigation Measures 5.7.3(a) or equally effective measures shall be implemented to address noise and vibration at nearby residences.</p>	
4.7-4 New residential development within the Plan Area could be exposed to vibration from the BNSF railroad.	LS	None	LS	None required.	LS
4.7-5 The proposed Community Plan would result in uses that could generate excessive non-vehicular noise.	S	Policies N-1 and N-2	S	<p>MM 4.7-5</p> <p>New businesses that have outdoor noise sources (e.g., loading docks, HVAC systems) adjacent to residential areas shall demonstrate that the residential outdoor areas will be protected from noise by one or a combination of the following and/or equally effective measures:</p> <p>i) Mechanical equipment associated with the</p>	LS

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				commercial uses shall be shielded from view of adjacent residential uses by building parapets or located within mechanical equipment rooms; and/or ii) Commercial loading docks located within 300 feet of existing or proposed residences shall be positioned in areas shielded from view of those residences by intervening commercial buildings; and/or iii) Solid noise barriers shall be constructed at the boundary of the commercial uses of sufficient height to intercept line of sight between heavy trucks and the affected area of the residential use; and/or iv) Truck deliveries shall be limited to daytime hours (7 am – 10 pm) and/or v) Signs shall be posted prohibiting Idling of delivery trucks to 10 minutes or less.	
4.7-6 Noise-sensitive uses could be exposed to noise from agricultural operations.	LS	Policy OSC-7	LS	None required.	LS
4.7-7 The proposed Community Plan would contribute to cumulative increase in traffic noise levels on local roadways.	S	None	S	None available.	SU
<b>4.8 Transportation and Circulation</b>					
4.8-1 The proposed Community Plan would increase traffic at local intersections.	LS	IM CIR-3	LS	None required.	LS

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**Summary of Impacts and Mitigation Measures**

<b>Impacts</b>	<b>Significance</b>	<b>Mitigation Included in the Community Plan</b>	<b>Significance After CP Mitigation</b>	<b>Additional Mitigation</b>	<b>Residual Significance</b>
4.8-2 The proposed Community Plan would increase traffic volumes on local roadways.	LS	IM CIR-3	LS	None required.	LS
4.8-3 The proposed Community Plan would increase demand for transit services.	S	Policies C-1, C-11 and C-12 and IM CIR-3 and CIR-11	LS	None required.	LS
4.8-4 The proposed Community Plan would increase demand for bicycle facilities.	S	Policies C-1, C-8, C-9 and C-10, and IM CIR-3, CIR-6 and CIR-7	S	MM 4.8-4 Merced County shall create bicycle facilities on major collector streets in the Plan Area-- Santa Fe Avenue, Le Grand Road and Jefferson Street.	LS
4.8-5 The proposed Community Plan would increase demand for pedestrian facilities.	S	Policies C-1, C-7 and C-8 and IM C-6 and C-7	S	MM 4.8-5 Merced County shall complete sidewalk improvements on key streets, including the following: <ul style="list-style-type: none"> <li>• Installation of sidewalks at the following locations: <ul style="list-style-type: none"> <li>◦ West side of Santa Fe Avenue along the commercial frontage;</li> <li>◦ North side of Jackson from Washington Street to Santa Fe Avenue;</li> <li>◦ East side of Washington north of Jackson Street;</li> <li>◦ West side of Santa Fe Avenue from Jackson Street to Monroe Street;</li> </ul> </li> <li>• Rehabilitation of crosswalks at Santa Fe Avenue/Jefferson Street intersection;</li> <li>• Improved pedestrian route across Jefferson Street railroad crossing; and</li> <li>• Installation of pedestrian crossing on Le Grand Road near the schools.</li> </ul>	LS
4.8-6 The proposed Community Plan could result in conflicts with the	S	IM CIR-12	S	MM 4.8-6 Implement Mitigation Measure 4.8-5.	LS

LS = Less than Significant  
IM = Implementation Measure

PS = Potentially Significant  
MM = Mitigation Measure

S = Significant

SU = Significant and Unavoidable

<b>TABLE 2-1</b> <b>Summary of Impacts and Mitigation Measures</b>					
<b>Impacts</b>	<b>Signifi- cance</b>	<b>Mitigation Included in the Community Plan</b>	<b>Significance After CP Mitigation</b>	<b>Additional Mitigation</b>	<b>Residual Signifi- cance</b>
railroad tracks.					
4.8-7 The proposed Community Plan would contribute to cumulative increases in traffic congestion.	S	IM CIR-3	LS	None required.	LS
4.8-8 The proposed Community Plan would contribute to cumulative increases in traffic volumes on local roadways.	LS	IM CIR-3	LS	None required.	LS
4.8-9 The proposed Community Plan would contribute to cumulative increases in demand for transit services.	LS	Policies C-1, C-11 and C-12 and IM CIR-3 and CIR-11	LS	None required.	LS
<b>4.9 Utilities</b>					
4.9-1 The proposed Community Plan would increase demand for domestic water supply.	LS	None	LS	None required.	LS
4.9-2 The proposed Community Plan would require additional water supply and distribution infrastructure.	S	Policies PS-1, PS-2 and PS-3 and IM PS-3 and PFS-7	LS	None required.	LS
4.9-3 The proposed Community Plan would contribute to cumulative increases in groundwater withdrawals from the Merced groundwater basin.	LS	None	LS	None required.	LS
4.9-4 The proposed Community Plan would increase demand for wastewater treatment and disposal.	S	Policies PS-1, PS-2 and PS-3 and IM PS-3 and PFS-8	LS	None required.	LS
4.9-5 The proposed Community	S	Policies PS-1,	LS	None required.	LS

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**TABLE 2-1**  
**Summary of Impacts and Mitigation Measures**

<b>Impacts</b>	<b>Signifi- cance</b>	<b>Mitigation Included in the Community Plan</b>	<b>Significance After CP Mitigation</b>	<b>Additional Mitigation</b>	<b>Residual Signifi- cance</b>
Plan would require installation of new wastewater conveyance infrastructure and upgrades to the existing system.		PS-2 and PS-3 and IM PS-3 and PFS-8			
4.9-6 The proposed Community Plan would contribute to a cumulative increase in demand for wastewater conveyance and treatment facilities.	LS	Policies PS-1, PS-2 and PS-3 and IM PS-3 and PFS-8	LS	None required.	LS
4.9-7 The proposed Community Plan would locate development within the 100-year floodplain.	LS	None	LS	None required.	LS
4.9-8 The proposed Community Plan would increase stormwater runoff entering the Plan Area drainage system.	LS	Policies PS-1, PS-2 and PS-3	LS	None required.	LS
4.9-9 The proposed Community Plan would generate additional solid waste.	LS	None	LS	None required.	LS
4.9-10 The proposed Community Plan would contribute to cumulative increases in solid waste generation.	LS	None	LS	None required.	LS

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<p style="text-align: center;"><b>TABLE 2-2</b>  <b>Comparison Of Alternatives To Proposed Community Plan</b></p>					
<b>Resource</b>	<b>Proposed Community Plan</b>	<b>Alternative 1</b>	<b>Alternative 2</b>	<b>Alternative 3</b>	<b>Alternative 4</b>
Agriculture	LS/M	NI	LS/M	LS/M	LS/M-
Air Quality	LS/M	NI	LS/M+	LS/M-	LS/M-
Biological Resources	SU/M	NI	SU/M+	SU/M-	SU/M-
Cultural Resources	SU/M	NI	SU/M	SU/M-	SU/M-
GHG/Climate Change	SU/M	NI	SU/M+	SU/M-	SU/M-
Land Use	LS/M	NI	LS/M+	LS/M-	LS/M-
Noise	SU/M	NI	SU/M+	SU/M-	LS/M
Transportation	LS/M	NI	LS/M+	LS/M-	LS/M-
Utilities	LS	NI	LS+	LS-	LS-
<p><b>NOTES:</b>            LS=All impacts less than significant, requiring no mitigation.            LS/M=All impacts would be less than significant after mitigation.            SU=One or more impacts would be significant and/or potentially significant after mitigation (or no feasible mitigation is available).            NI = No Impact.            + = More severe impacts than the proposed Community Plan.            - = Less severe impacts than the proposed Community Plan.</p>					

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