
4.0 INTRODUCTION TO THE ENVIRONMENTAL ANALYSIS

The following is an introduction to the environmental analysis of the programmatic and cumulative impacts that could result from adoption of the 2008-2028 General Plan. This introduction describes the general assumptions used in the analysis. The reader is referred to the individual technical sections of the Draft EIR (Sections 4.1 through 4.14) regarding the specific assumptions and methodologies used in the analysis for that particular technical subject.

ANALYSIS ASSUMPTIONS GENERALLY USED TO EVALUATE THE IMPACTS OF THE TEHAMA COUNTY 2008-2028 GENERAL PLAN

BASELINE ENVIRONMENTAL CONDITIONS ASSUMED IN THE DRAFT EIR

Section 15125(a) of the State CEQA Guidelines requires that an EIR include a description of the physical environmental conditions in the vicinity of a project, as they exist at the time the Notice of Preparation (NOP) is published. The CEQA Guidelines also specify that this description of the physical environmental conditions should serve as the baseline physical conditions by which a lead agency determines whether the impacts of a project are considered significant.

The environmental setting conditions of the County of Tehama are described in detail in the individual technical sections of the Draft EIR (see Sections 4.1 through 4.14). In general, these sections describe the setting conditions of Tehama County as they existed when the NOP for the project was released on July 16, 2007. In addition, the Draft EIR also includes information about the environmental setting that has been updated since release of the NOP, such as the status of large-scale development projects in the General Plan Planning Area.

GROWTH ASSUMPTIONS UNDER THE GENERAL PLAN ASSOCIATED WITH THE PLANNING AREA

Future growth in the General Plan Planning Area is guided by the land uses identified in the General Plan Land Use Diagram (See **Figure 3.0-3**). In the Draft EIR, impact analysis of both temporary [i.e. construction-related] and operational effects is based on these proposed land use patterns. However, because the theoretical buildout of the 2008-2028 General Plan land uses is extraordinarily high and virtually unattainable within the planning period (2008-2028) of the General Plan, an analysis of the population and housing growth expected by 2025 and 2050 was completed. This analysis, as described later in this chapter, defined the anticipated population and housing units by the year 2028 and the anticipated non-residential growth within the same planning period in the unincorporated County.

Subsequent requests for increases in development potential beyond what is set forth in the 2008-2028 General Plan would require approval of an amendment to the 2008-2028 General Plan and is outside the scope of the analysis of this EIR.

Buildout Projection

Implementation of the 2008-2028 General Plan land use plan would allow for more housing, and therefore more potential population, than the existing General Plan. Buildout is defined as the development of land to its theoretical capacity as permitted under the land use designation. However, buildout assumes theoretical optimum conditions by simply multiplying the number of acres by the maximum number of housing units allowed per acre. Buildout calculations do not take into account site-specific constraints, economic factors, market forces, and regulatory requirements imposed by local, state and federal agencies. Therefore, while the theoretical maximum buildout potential may produce 184,498 dwelling units with a resultant population of 416,197, the reality is that this number of units will not be built within the planning horizon of this General Plan. The existing General Plan does not include buildout projections. In order to

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compare the proposed project and the existing General Plan buildout potential, an analysis of the two documents was completed using the 2000 Census person per household statistics. **Table 4.0-1** illustrates the differences in buildout projections.

Planning Horizon Population and Housing Units

The land use forecasts estimate the number of new dwelling units that could be anticipated within the County through the planning horizon (2028) as well as the number of dwelling units that could be accommodated through buildout of residential land use designations. Population forecasts for the unincorporated area of Tehama County were derived by using the DOF population projections for Tehama County.

Historic Growth: Historic population and dwelling unit growth for unincorporated Tehama County is exhibited in **Figure 4.0-1**. Since 1970, the unincorporated area of the County has increased by 22,895 persons for an average of 605 persons per year which represents an average annual growth of 2.2 percent. Most of this growth occurred between 1970 and 1990 when the population of the unincorporated area of the County grew by 72.6 percent or 3.6 percent annually. Between 1990 and 2008, the average annual population growth rate decreased to 1.8 percent. This reduction in population growth percentage reflects the larger base population of the County over time. As a result, while the County is increasing in population, it takes more growth to result in a percentage of change similar to those occurring between 1970 and 1990. In recent years there appears to be an upward trend in the annual growth rate of the unincorporated area of the County, increasing from 1.5 percent between 1990 and 2000 to 1.7 percent between 2000 and 2008.

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**TABLE 4.0-1
MAXIMUM BUILDOUT POTENTIAL**

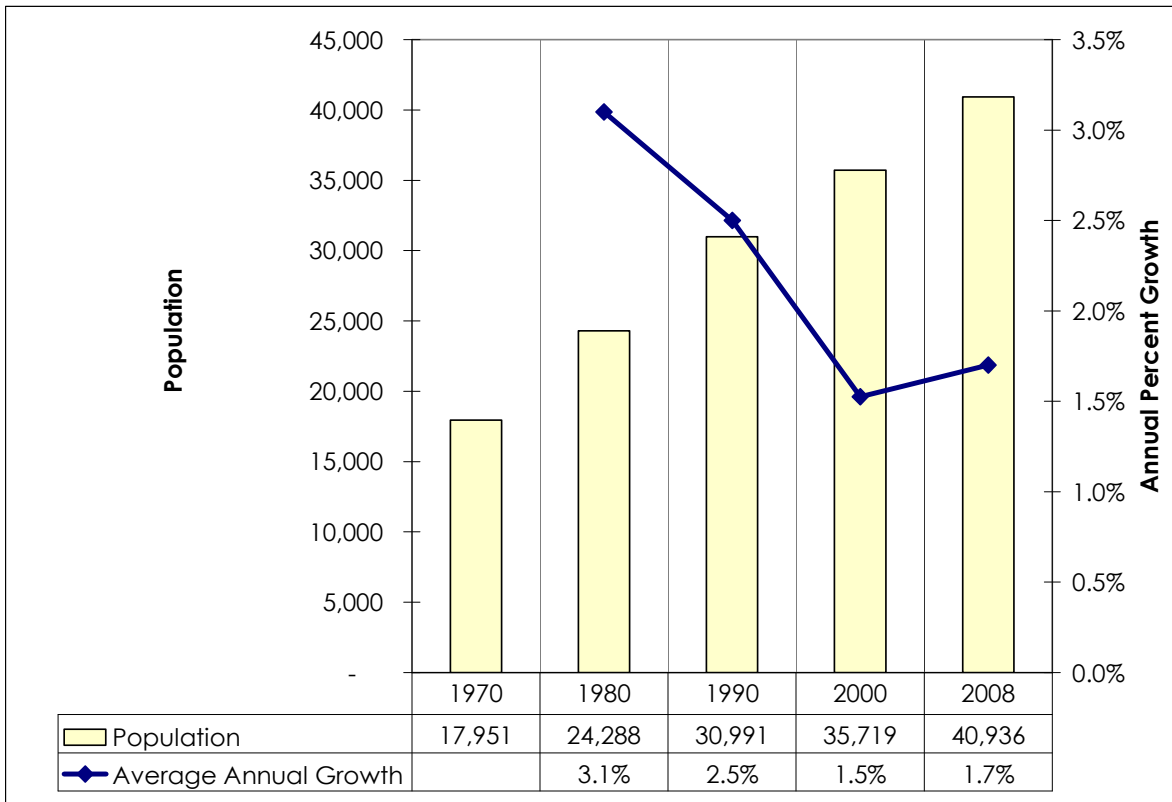
Land Use Designation	Proposed (acres)	Existing (acres)	Difference (acres)	Housing Units ¹			Population ²		
				2008-2028 General Plan	1983 General Plan	Difference	2008-2028 General Plan	1983 General Plan	Difference
Residential									
Rural Large Lot	25,657.3	22,571.5	3,085.7	2,566	2,257	309	5,799	5,101	697
Rural Small Lot	44,662.7	24,557.0	20,105.7	22,331	12,279	10,053	50,469	27,749	22,719
Suburban	27,921.1	13,100.6	14,820.5	111,684	52,400	59,284	252,407	118,424	133,983
Urban	1,797.2	1,631.9	165.3	28,755	26,096	2,659	64,986	58,977	6,009
Subtotal	100,038.2	61,861.0	38,177.2	165,336	93,032	72,305	373,660	210,251	163,408
Agricultural									
Upland Agriculture	747,357.6	795,350.2	-47,992.6	4,671	19,884 ³	-15,213	10,556	52,095	-41,539
Valley Floor Agriculture	274,359.3	262,093.0	12,226.3	14,492	26,209	-11,718	32,751	59,233	-26,482
Subtotal	1,021,716.9	1,057,443.2	-35,726.3	19,163	46,093	-26,931	43,307	111,328	-68,021
Total	1,21,755.1	1,119,304.2	2,450.9	184,499	139,125	45,374	416,967	321,580	95,387

Note: 1) Density maximum for Rural Small Lot and Rural Large Lot land use designations are based on the maximum number of units per acre identified in the 1983 General Plan. Density maximum for Suburban and Urban land use designations are based on maximum densities identified in the 1983 Zoning Code.

2) Based on 2.26 persons per housing unit as identified in the Department of Finance Table 2: E-5 City/County Population and Housing Estimates, 1/1/2008.

3) Total housing units for the 1983 General Plan was based on a minimum of 1 housing unit per 40 acres. The minimum size for the Upland Agriculture land use designation is 160 acres in the 2008-2028 General Plan, which is why there is such a large discrepancy in housing units between the 1983 General Plan and the 2008-2028 General Plan.

FIGURE 4.0-1
HISTORIC POPULATION IN UNINCORPORATED TEHAMA COUNTY



Source: 1970, 1980, 1990, 2000 Census; 2008 DOF Estimates

Projected Growth: The California Department of Finance (DOF) has projected population growth for all of Tehama County (which includes the cities of Tehama, Red Bluff, and Corning) through the year 2050. The DOF projections do not identify individual jurisdiction populations, only the County as a whole. **Table 4.0-2** lists the DOF projected growth for the County. The table shows growth rates that change slightly for each 10-year period, with an overall anticipated growth rate for the 50-year projection of 1.61%.

TABLE 4.0-2
TEHAMA COUNTY TOTAL POPULATION PROJECTIONS

	2000	2010	2020	2030	2040	2050
Population ¹	56,130	65,593	79,484	93,477	108,345	124,475
Percent Growth		16.9%	21.2%	17.6%	15.9%	14.9%
Percent Annual Growth		1.57%	1.94%	1.63%	1.01%	1.88%

Source: DOF Reports and Research Papers - [PI Population Projections](#)
Notes: 1) Population includes the cities of Red Bluff, Corning, and Tehama.

The 2004-2009 Tehama County Housing Element calculated the population growth for the unincorporated areas of Tehama County utilizing an average 1.4 percent annual growth (which was based on the growth reported by DOF between 2000 and 2004) through the year 2020. This estimate projected a housing unit total of 20,273 units by 2020, an increase of 3,843 units over the 2005 DOF housing unit estimate of 16,430 for the unincorporated area of Tehama County.

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Pending residential projects within the County suggest that the potential increase in dwelling units could be much higher. (See **Table 6.0-2** for pending projects in the County) Therefore, it was determined that further analysis to estimate a maximum-case scenario (highest growth between 2008 and 2028) in population and housing growth in the unincorporated area of the County was needed.

DOF 2008 population estimates project a higher growth than the 2004-2009 Housing Element growth rate of 1.4 percent between 2000 and 2008 (the projected population growth is only based on the unincorporated area of Tehama County and does not include the cities of Tehama, Red Bluff, and Corning). The average annual population growth for unincorporated Tehama County was estimated by DOF to be 1.7 percent between 2000 and 2008. These projections are illustrated in **Table 4.0-3** below.

TABLE 4.0-3
2000-2008 POPULATION AND HOUSING UNITS – UNINCORPORATED AREAS ONLY

	2000	2001	2002	2003	2004	2005	2006	2007	2008	Average Annual
Population	35,719	35,904	36,365	37,072	37,901	38,637	39,737	40,422	40,936	678
Percent Growth		0.5%	1.3%	1.9%	2.2%	1.9%	2.8%	1.7%	1.3%	1.7%
Housing Units	15,179	15,298	15,474	15,726	16,041	16,430	17,094	17,733	18,174	376
Percent Growth		0.8%	1.2%	1.6%	2.0%	2.4%	4.0%	3.7%	2.5%	2.5%

Source: DOF Table 2: E-5 City/County Population and Housing Estimates 1/1/2008

2028 Population and Housing Determination: **Table 4.0-1** identifies buildout population and housing unit growth based on 2008-2028 General Plan land use designations. The buildout projections identify that the 2008-2028 General Plan proposed land uses could accommodate 184,499 housing units resulting in a population of 416,967.

At the County's current annual growth rate (1.7 percent), reaching the buildout population would not occur until approximately the year 2116. An increase in population and housing units of this magnitude would not occur in the planning horizon of the 2008-2028 General Plan and therefore is not considered a practical indicator of unincorporated county growth during the General Plan planning period. As a result, a number of growth scenarios were evaluated in order to determine the potential growth during the 2008-2028 General Plan planning period. (See **Table 4.0-4**) Three growth scenarios are listed below:

- 1) 1.7 Percent Annual Growth: This is a straight-line growth projection based purely on the average annual growth rate of 1.7 percent that occurred between 2000 and 2008 as depicted in **Table 4.0-3**. That rate is projected until the year 2028 for population. To determine the number of potential housing units, a ratio of 2.26 persons per housing unit was used. The person per housing unit ratio is based on the 2008 population and housing unit totals.
- 2) Unincorporated County Proportional Growth: This projection is based on DOF Table P1 Population Projections for Tehama County. The DOF Table P1 only indicates projections for the whole County, including the cities of Red Bluff, Tehama, and Corning. In order to determine the projected growth for the unincorporated area of the county, a ratio of 65.58 percent, which is the ratio of unincorporated county population to total county population as identified in the DOF 2008 population and housing estimates, was used for

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the 2008 to 2028 time period. In order to determine the number of housing units a 2.26 persons per housing unit ratio was used;

- 3) An Increasing Proportional Share: DOF estimates consider that the unincorporated area of the County is increasing in its proportional share of population compared to the incorporated cities in the County. As a result, an increasing proportional share growth scenario for the unincorporated area of the County is used in this growth projection, which is approximately 0.23 percent per year. The 0.23 percent per year increase was based on DOF calculations for the 2000-2008 time period. This multiplier was then extrapolated over the DOF Table P1 growth projections.

The three population and housing unit growth scenarios for the unincorporated area of the County are identified in **Table 4.0-4**.

**TABLE 4.0-4
PROJECTED POPULATION AND HOUSING UNITS**

	2008	2013	2018	2023	2028	2008-2028 Average Annual Growth	2008-2028 Percent Growth
1) Unincorporated County Straight-line 1.7 Percent Annual Growth							
Population	40,936	44,536	48,452	52,713	57,349	1.7%	39.9%
Housing Units	18,174	19,743	21,479	23,368	25,423	1.7%	39.9%
2) Unincorporated County Proportional Growth (65.58 Percent)							
DOF Projected County Total Population*	62,419	68,927	76,706	82,842	90,678	2.0%	45.3%
Unincorporated County Population	40,936	45,204	50,306	54,330	59,469	2.0%	45.3%
Unincorporated County Housing Units**	18,147	19,070	22,301	24,085	26,363	2.0%	45.3%
3) An Increasing Proportional Growth (0.23 percent/yr)							
DOF Projected County Total Population*	62,419	68,927	76,706	82,842	90,678	2.0%	45.3%
Unincorporated County Population	40,936	46,157	52,250	57,384	63,647	2.2%	55.5%
Unincorporated County Housing Units**	18,147	20,461	23,162	25,438	28,215	2.2%	55.5%
% of Total County Population	65.58%	66.96%	68.12%	69.27%	70.19%		

Source: 2000 Census; DOF; PMC

Note: DOF projections represent a 2.1 percent annual growth rate for the 2008-2028 planning period. **Number of housing units is based on a static 2.26 persons per housing units as identified in the 2008 DOF estimates.

Scenario #3 results in the largest population growth for the planning horizon of the proposed project (2008-2028). Projections identify an anticipated 2028 unincorporated population to be 63,647 persons and 28,215 housing units.

Population and Housing Units Utilized for Impact Analysis

For the 2008-2028 lifespan of the General Plan update, the population and housing unit count will be based on growth scenario #3 which establishes a 2028 population of 63,647 and a housing unit count of 28,215 for the unincorporated county area. Under cumulative conditions, the EIR will utilize the buildout projections shown in **Table 4.0-1** for impact analysis.

Commercial and Industrial Growth Utilized for Impact Analysis

The 2008-2028 General Plan identifies a total of 251.78 acres designated as Commercial Recreation, 2,475.65 acre designated as General Commercial and 3,400.89 acres designated as General Industrial. **Table 4.0-5** shows the difference in acreage between the existing land use designation and the proposed land use designations.

TABLE 4.0-5
MAXIMUM BUILDOUT POTENTIAL
COMMERCIAL AND INDUSTRIAL LAND USE COMPARISON

Land Use	Proposed (acres)	Existing (acres)	Difference (acres)
Commercial Recreation	251.8	344.2	-92.5
General Commercial	2,620.3	2,140.6	479.7
General Industrial	3,400.9	3,131.2	269.7

However, as with the development potential for residential acreage as described above, the potential for full buildout of commercial and industrial designated lands during the 2008-2028 planning period is remote. As such, a more realistic development scenario was determined to be necessary. This development scenario is discussed below.

The identification of projected commercial and industrial growth in the County during the 2008-2028 planning period is assumed to be directly related to population growth. Actual existing commercial and industrial square footage in the unincorporated County is unknown by the County. As such, it is not possible to project the commercial/industrial growth as a percent growth based on the projected population growth defined previously. As a result, the commercial/industrial growth was based on the ratio of the 2028 population to the buildout population and then this ratio was projected over the buildout commercial and industrial acreage. The projected 2028 population of 63,647 represents approximately 15.29 percent of the total buildout population. **Table 4.0-6** illustrates the anticipated 2028 commercial and industrial growth. As shown in the table, approximately 400 acres are projected to be developed for commercial uses by the year 2028 resulting in over four million square feet of building area.

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**TABLE 4.0-6
2028 COMMERCIAL AND INDUSTRIAL POTENTIAL**

Land Use Designation	Buildout		2028/Buildout Ratio	2028 Projection	
	Total Acres	Square Footage Potential		Square Footage Potential	Potential Acres
General Commercial	2,620.3	26,202,900.0	0.1529	4,006,423.4	400.6
Commercial Recreation	251.8	2,517,800.0	0.1529	384,971.6	38.5
General Industrial	3,400.9	111,107,076.3	0.1529	16,988,272.0	520.0

Notes: Square footage for General Commercial and Commercial Recreation were determined using the 25,000 sf :2.5 acre and 50,000 sf:5 ac ratio identified in the General Plan Land Use Element or 10,000 SF per acre. Square footage for General Industrial was determined using the maximum lot coverage ratio of 75% as identified in the General Plan Land Use Element.

STRUCTURE OF THE ENVIRONMENTAL IMPACT ANALYSIS

Sections 4.1 through 4.14 of this Draft EIR, as applicable to the topic of the particular section (e.g., Aesthetics) contain: a detailed description of current setting conditions (including applicable regulatory setting); an evaluation of the direct and indirect environmental effects resulting from the implementation of the General Plan update; identification of 2008-2028 General Plan policies and action items that relate to and would serve to mitigate the environmental effect; additional feasible mitigation measures; and identification of whether significant environmental effects of the 2008-2028 General Plan would remain after application of proposed policies, action items, and feasible mitigation measures. To further clarify the format, the individual technical sections of the Draft EIR are presented in the following format outline:

Existing Setting

This sub-section includes a description of the physical setting conditions associated with the technical area of discussion, consistent with State CEQA Guidelines Section 15125. As previously identified above, the existing setting is based on conditions as they existed when the NOP for the project was released on July 16, 2007.

Regulatory Framework

This sub-section consists of the identification of applicable federal, state, regional and local plans, policies, laws and regulations that apply to the technical area of discussion.

Impacts and Mitigation Measures

The Impacts and Mitigation Measures sub-section identifies direct and indirect environmental effects associated with implementation of the 2008-2028 General Plan and identifies those General Plan policies and action items that will serve to mitigate the environmental effects. Standards of significance are identified and utilized to determine whether identified environmental effects are considered "significant" and require the application of mitigation measures. Each environmental impact analysis is identified numerically (e.g., Impact 4.1.1 – Division of Established Communities).

Mitigation measures for the 2008-2028 General Plan were developed through a thorough review of the environmental effects of the General Plan by consultants with technical expertise as well as by environmental professionals. After identification of 2008-2028 General Plan policies and action items that mitigate the environmental impact being discussed, any need for additional feasible mitigation measures that could minimize significant adverse impacts are discussed. The impact discussion then notes whether the impact has been mitigated to a less than significant level or remains significant and unavoidable.

An EIR for a general plan is substantially different than a project-level EIR in the way that mitigation measures are identified and incorporated back into the "project", which is the proposed plan. This is a function of the general plan and EIR being a set of programmatic documents as opposed to consideration of an actual development project with specific physical impacts. As much as possible, potential program-level environmental impacts related to the policies of a general plan are identified as the plan is being prepared. Additional policies and implementation measures can then be formulated and proposed in the general plan to address and mitigate those impacts. Furthermore, the general plan actually establishes policies and measures by which the County will address environmental issues related to future implementation of the plan.

A second way that mitigation measures in a general plan EIR differ from a project-level EIR is that the general plan recognizes that future development projects will be required to undertake their own CEQA analysis when there is project-specific information that can be evaluated, as well as particular proposed project sites for which environmental impacts can be identified and evaluated.

Cumulative Setting and Impacts

This EIR sub-section is an analysis of the 2008-2028 General Plan's contribution, if any, to cumulative impacts to the environment. The analysis focuses on whether the General Plan's contribution is "cumulatively considerable" (State CEQA Guidelines Section 15130. See also the following subsection "Approach to the Cumulative Impact Analysis", and Section 6.0, Cumulative Impacts Summary.) A cumulative impact occurs from a change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time. (CEQA Guidelines Section 15355(b)). Accordingly, the cumulative setting includes related past, present, and reasonably foreseeable projects in the region. Section 6.0 provides a complete discussion of the growth assumptions used for the cumulative impact analysis.

APPROACH TO THE CUMULATIVE IMPACT ANALYSIS

Definition of Cumulative Setting

State CEQA Guidelines Section 15130 requires that EIRs include an analysis of the cumulative impacts of a project when the project's effect is considered cumulatively considerable. In general, the cumulative setting conditions considered in this Draft EIR are based on:

- **Local Adopted General Plans.** The existing land use plans in the Tehama County region consisting of Tehama County, Shasta County, Plumas County, Butte County, Glenn County, Trinity County, Mendocino County, and the cities of Redding, Anderson, Corning, Red Bluff, and Tehama.

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- **Large-Scale Development Projects.** Consideration of large-scale proposed and approved development projects listed in **Table 6.0-2**. This list of projects is intended to describe large-scale past, present, and reasonably foreseeable future development activities in the northern Sacramento Valley region that, when considered with the 2008-2028 General Plan, have the potential to have cumulatively considerable impacts. That list is not intended to be an all-inclusive list of projects in Tehama County.
- **Effect of Regional Conditions.** This primarily consists of consideration of: background traffic volumes and patterns on U.S. and state highways (e.g., Interstate 5 and State Highways 99, 32, 36, and 89); background air quality conditions; and other associated environmental conditions that occur within the Tehama County Air Pollution Control District region, both within and outside of the Planning Area.
- **Consideration of Existing Development Patterns.** This consists of consideration of the current environmental conditions of existing development and past land use activities in the region. This includes major land use activities in the area, agricultural activities and conversion of open space and agricultural lands from existing development patterns, and mining activities in the region.

Each technical section of the Draft EIR includes a description of the geographic extent of the cumulative setting based on the characteristics of the environmental issue under consideration, as set forth in Section 15130(b) of the State CEQA Guidelines.

Consideration of Cumulative Impacts

Each technical section in the Draft EIR considers whether the project's effect on anticipated cumulative setting conditions is cumulatively considerable (i.e., a significant effect). "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects (CEQA Guidelines, Section 15065(a)(3)). (See **Table 6.0-2**)

In evaluating cumulative impacts, it is often necessary to distinguish between two related questions: 1) Is the impact caused by cumulative conditions significant? And, 2) Is the project's incremental effect cumulatively considerable? The need for cumulative impact assessment considers the fact that a project may cause an incremental impact that is minor or limited by itself and therefore not significant, but that the incremental impact may be significant when, combined with other projects, the overall result is "cumulatively considerable". Certainly, a project's impacts may also be significant on both the incremental basis and the cumulative basis.

Not all cumulative impacts can be or need to be evaluated on the basis of both questions. In considering the criteria for evaluation of cumulative impacts in the context of an EIR for a general plan, it is important to note the related comments in the CEQA Guidelines in that an incremental contribution to a significant cumulative impact (e.g. on a regional basis) may be rendered less than cumulatively considerable by a project's participation in a previously approved plan or mitigation program that addresses the cumulative issue.

A lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved plan or mitigation program which provides specific requirements that will avoid or substantially lessen the cumulative problem (e.g., water quality control plan, air quality plan, integrated waste management plan) within the geographic area

in which the project is located. Such plans and programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review process to implement, interpret, or make specific the law enforced or administered by the public agency. (CEQA Guidelines, 15064, subd. (h)(3))

Therefore, the determination of whether the project's impact on cumulative conditions is considerable is based on a number of factors including consideration of applicable public agency standards, consultation with public agencies, and expert opinion.

Section 6.0 (Cumulative Impacts Summary) provides a summary of the cumulative impacts associated with the 2008-2028 General Plan that are addressed in the individual topic analysis in Section 4.0.

TERMINOLOGY USED IN THE DRAFT EIR

For clarification, the following terms used in this EIR are explained as follows:

Project: The project includes the complete update of the General Plan originally adopted in two parts: as the *1974 Tehama County and Cities of Corning, Red Bluff and Tehama Unit of the Tri-County Area Planning Council General Plan*, and the *1983 Tehama County General Plan* (including the Resources Group and the Community Development Group). See Section 3.0 Project Description for greater detail.

Tehama County General Plan Planning Area: This land area consists of unincorporated land inside the current boundaries of the County of Tehama (see **Figure 3.0-3**). This area is also referred to as the "Planning Area" and the "Tehama County Planning Area" in the Draft EIR. It does not include land within the cities of Corning, Red Bluff or Tehama.

Cumulatively Considerable: A cumulative significant impact would result when the project would contribute considerably to a significant physical impact on the environment expected under cumulative conditions.

Less Than Significant Impact: A less than significant impact would cause no substantial change in the physical condition of the environment. (No mitigation would be required for project effects found to be less than significant).

Significant Impact: A significant impact would cause (or would potentially cause) a substantial adverse change in the physical conditions of the environment. Significant impacts are identified by the evaluation of project effects using specified standards of significance provided in each technical section of the EIR. Identified "significant" impacts are those where the project would result in an impact that can be measured or quantified, while identified "potentially significant" impacts are those impacts where an exact measurement of the project's effect cannot be made, but substantial evidence indicates that the impact could exceed standards of significance. A potentially significant impact may also be an impact that may or may not occur, but a definite determination cannot be made. Mitigation measures and/or project alternatives are identified, when warranted, to avoid environmental impacts on the environment, or to reduce such impacts to a less than significant level.

Potentially Significant: A potentially significant impact is one that may or may not occur and where a definite determination cannot be made. Feasible mitigation measures and/or project alternatives are identified to avoid or reduce the project's effects on the environment to a less than significant level.

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Significant and Unavoidable Impact: A significant and unavoidable impact would result in a substantial change in the environment that cannot feasibly be avoided or mitigated to a less than significant level if the project is implemented.

Standards of Significance: A set of significance criteria used by the CEQA lead agency (Tehama County) as well as by other public agencies with regulatory jurisdiction over the project to determine at what level or "threshold" an impact would be considered significant. Significance criteria used in this EIR are derived from the following: the State CEQA Guidelines; factual or scientific information; regulatory performance standards of local, state, and federal agencies; and, goals, objectives, and policies of the 2008-2028 General Plan. Specified significance criteria are identified at the beginning of the impact analyses in each technical section of the EIR.

Subsequent Projects/Activities: These are anticipated development projects (e.g., residential, commercial, park, recreational projects) that could occur in the future as a result of implementation of the 2008-2028 General Plan or as a result of changes from the land use designations of the current general plan. This could also include public infrastructure and utility extension projects including, but not limited to, roadway widenings and extensions, intersection improvements, and water, stormwater, and wastewater distribution improvements.