



# COMMUNITY DEVELOPMENT AGENCY

## DEVELOPMENT SERVICES DIVISION

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Date: February 14, 2017

To: Board of Supervisors

From: Lillian MacLeod, Principal Planner

Project Name: Dixon Ranch Residential Subdivision – A11-0006, Z11-0008, PD11-0006, TM11-1505, and DA14-0001

Applicant: Dixon Ranch Venture, LLC

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The purpose of this memorandum is to transmit a proposed revision to Dixon Ranch Residential Subdivision's Tentative Subdivision Map Findings consistent with those revisions proposed in the staff memorandum dated February 9, 2017, as follows:

- 3.7 An environmental impact report was prepared with respect to the project and a finding was made pursuant to paragraph (3) of subdivision (a) of Section 21081 of the Public Resources Code that specific economic, social, or other considerations make infeasible project alternatives identified in the environmental impact report. (Government Code Section 66474.01).

The Final EIR identified significant environmental impacts that will result from implementation of the project. The EIR identified ~~10~~ ~~nine~~ six significant impacts for which no feasible mitigation measures are available that would reduce the impacts to less-than-significant levels. ~~Four~~ Three ~~of these are transportation impacts; mitigation measures have been identified that would reduce the impact to a less-than-significant level, but the mitigation measures may be implemented after project construction, so the EIR identified the impact as temporarily significant and unavoidable until each measure is constructed, at which time the impact would be less than significant. In concluding the temporary impacts are significant and unavoidable, the EIR exceeded the requirements of CEQA.~~

The construction and operation of the project will result in two significant air quality impacts. While mitigation measures are identified to substantially lessen construction and operation related emissions, these impacts would still be considered significant and unavoidable. The project would also result in a significant and unavoidable cumulative air quality impact. Construction and operation of the project would result in a significant and unavoidable greenhouse gas emissions impact, even with implementation of the identified mitigation measures. The project would also result in a significant and unavoidable impact with a plan adopted for the purposes of reducing greenhouse gas emissions. Finally, even with implementation of the construction noise mitigation measures, the project would result in a significant and unavoidable impact related to construction noise.

For each of these ~~10~~ nine six significant and unavoidable effects, the County finds that specific economic, legal, social, recreational, and environmental benefits override and outweigh the project's significant unavoidable impacts. The CEQA Findings document contains a Statement of Overriding Considerations for the significant and unavoidable impacts pursuant to paragraph (3) of subdivision (a) of Section 21081 of the Public Resources Code.