

Resolution 2010-7614

Certification of Final Environmental Impact Report #84
For
Lake Front at Walker Ranch

WHEREAS, following the preparation of the Draft Environmental Impact Report, dated June 2008, the Draft EIR was released for public review; and

WHEREAS, the Draft Environmental Impact Report analyzes all of the potential environmental impacts and proposes measures to mitigate the potentially significant adverse environmental impacts; and

WHEREAS, a Final Environmental Impact Report was prepared in August 2009, and includes modifications to the Draft Environmental Impact Report that are the result of, and in response to, those public and agency comments received; and

WHEREAS, on August 26, 2009, the Zoning Administrator held a public hearing on the Final Environmental Impact Report and comments were provided in response to the Final Environmental Impact Report, and

WHEREAS, on October 21, 2009, the Zoning Administrator certified the Final Environmental Impact Report.

WHEREAS, on October 31, 2009, the Zoning Administrator's certification of the Final Environmental Impact Report was appealed to the Board of Supervisors; and

WHEREAS, on February 2, 2010, the Board of Supervisors held a public hearing to consider the appeal and the recommendation by the Planning Department to deny the appeal and certify the Final Environmental Impact Report; and

WHEREAS, the Board of Supervisors has independently reviewed and considered the information comprising Final Environmental Impact Report #84;

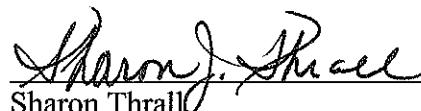
NOW, THEREFORE, BE IT RESOLVED, that the Plumas County Board of Supervisors hereby rejects the appeal of the decision of the Zoning Administrator based on the findings of fact set forth in Exhibit A; and

BE IT FURTHER RESOLVED, that the Plumas County Board of Supervisors has determined that, in light of what is reasonably feasible, Final Environmental Impact Report #84 reflects a good faith effort at full disclosure of the environmental impacts and consequences of the proposed project, as required by Section 15151 of the State CEQA Guidelines; that Final Environmental Impact Report #84 adequately delineates impacts which are significant and unavoidable and mitigation measures which will reduce potentially significant impacts to a less than significant level; and hereby certifies, based on independent judgment and analysis, that Final Environmental Impact Report #84 is adequate and complete and has been prepared in compliance with the California Environmental Quality Act.

The documents and materials constituting the record of the proceedings on which this decision is based are on file with the Plumas County Planning Department at 555 Main Street, Quincy, California.

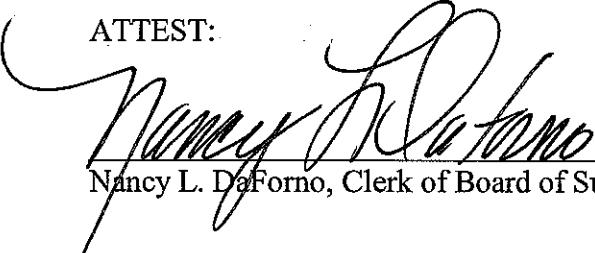
The foregoing resolution was duly passed and adopted by the Board of Supervisors of the County of Plumas, State of California, at a regular meeting of said Board held on the 2nd day of March, 2010, by the following vote:

AYES: Supervisors: Swofford, Simpson, Olsen, Thrall
NOES: Supervisors: None
ABSENT: Supervisors: Meacher



Sharon Thrall
Chairman of the Board of Supervisors

ATTEST:



Nancy L. DaForno, Clerk of Board of Supervisors

Exhibit A

Finding #1:

The Final Environmental Impact Report #84 (FEIR) is in compliance with the California Environmental Quality Act (CEQA). The appellant has not provided specific details under Reason #1 which support the statement that the Final Environmental Impact Report is not in compliance with CEQA.

Finding #2:

The Final Environmental Impact Report #84 provides a good faith, full-disclosure effort of the environmental impacts and consequences of the proposed project, sufficient to make an intelligent decision on the project according to the CEQA guidelines. The appellant has not provided specific details under Reason #2 which support the statement that the Final Environmental Impact Report does not provide a good faith, full-disclosure effort of the environmental impacts and consequences of the proposed project, sufficient to make an intelligent decision on the project according to the CEQA guidelines.

Finding #3:

The California Environmental Quality Act (CEQA) does not require that all impacts be mitigated to a less than significant level but that the EIR describe feasible measures which could minimize significant adverse impacts. Those impacts which remain potentially significant are identified and discussed in Chapter 2.6 of the EIR, pursuant to CEQA Guidelines Section 15126. In addition, Section 15126 of the guidelines requires the consideration and discussion of the subjects listed below. The location of where these impacts are discussed in the EIR is provided below.

(a) Significant Environmental Effects of the Proposed Project.

These effects are discussed in FEIR Chapter 2.6

(b) Significant Environmental Effects Which Cannot be Avoided if the Proposed Project is Implemented.

These effects are discussed in FEIR Chapter 6.2

(c) Significant Irreversible Environmental Changes Which Would be Involved in the Proposed Project Should it be Implemented.

These environmental changes are discussed in FEIR Chapter 6.3

(d) Growth-Inducing Impacts of the Proposed Project.

These impacts are discussed in FEIR Chapter 6.4

(e) The Mitigation Measures Proposed to Minimize the Significant Effects.

These mitigations measures are discussed in FEIR Chapter 2.6

(f) Alternatives to the Proposed Project.

These alternatives are discussed in FEIR Chapter 7.0

Finding #4:

The Final Environmental Impact Report #84 (FEIR) considers adequate and feasible mitigations to the project in compliance with the California Environmental Quality Act (CEQA). The appellant has not provided specific details which support the statement that the Final Environmental Impact Report fails to consider adequate and feasible mitigations to the project.

Finding #5:

The Final Environmental Impact Report #84 (FEIR) does not rely on the General Plan to conclude that environmental impacts are insignificant. Numerous studies and analyses were performed to fully understand the scope and magnitude of the impacts of this project. The project, as required by law, must be evaluated for conformance with the existing general plan, but this evaluation did not constitute the whole of the analysis. The EIR does not conclude that environmental impacts of this project are insignificant. There are many impacts which remain significant despite mitigation. The impacts which remain potentially significant are identified in the EIR pursuant to the CEQA Guidelines Section 15126. This section requires the consideration and discussion of the subjects listed below. The location of where these impacts are discussed in the EIR is provided.

(a) Significant Environmental Effects of the Proposed Project.

These effects are discussed in FEIR Chapter 2.6

(b) Significant Environmental Effects Which Cannot be Avoided if the Proposed Project is Implemented.

These effects are discussed in FEIR Chapter 6.2

(c) Significant Irreversible Environmental Changes Which Would be Involved in the Proposed Project Should it be Implemented.

These environmental changes are discussed in FEIR Chapter 6.3

(d) Growth-Inducing Impacts of the Proposed Project.

These impacts are discussed in FEIR Chapter 6.4

(e) The Mitigation Measures Proposed to Minimize the Significant Effects.

These mitigations measures are discussed in FEIR Chapter 2.6

(f) Alternatives to the Proposed Project.

These alternatives are discussed in FEIR Chapter 7.0

Finding #6:

The EIR does not conclude that environmental impacts of this project are insignificant. There are many impacts which remain significant despite mitigation. The Final Environmental Impact report adequately identifies the impacts associated with air and water pollution, tree removal, water supply, and impact to community services. The impacts which remain potentially significant are identified in the EIR pursuant to the CEQA Guidelines Section 15126. This section requires the consideration and discussion of the subjects listed below. The location of where these impacts are discussed in the EIR is provided.

(a) Significant Environmental Effects of the Proposed Project.

These effects are discussed in FEIR Chapter 2.6

(b) Significant Environmental Effects Which Cannot be Avoided if the Proposed Project is Implemented.

These effects are discussed in FEIR Chapter 6.2

(c) Significant Irreversible Environmental Changes Which Would be Involved in the Proposed Project Should it be Implemented.

These environmental changes are discussed in FEIR Chapter 6.3

(d) Growth-Inducing Impacts of the Proposed Project.

These impacts are discussed in FEIR Chapter 6.4

(e) The Mitigation Measures Proposed to Minimize the Significant Effects.

These mitigations measures are discussed in FEIR Chapter 2.6

(f) Alternatives to the Proposed Project.

These alternatives are discussed in FEIR Chapter 7.0

Finding #7:

The Draft Environmental Impact Report does not require recirculation because CEQA only requires recirculation of a DEIR if significant new information is added to the EIR, such as a new significant environmental impact that would result from the project. New information is not significant unless the EIR was changed in such a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project (CEQA Guidelines Section 15088.5).

As there were no changes to the proposed project or to the environmental setting since the availability of the DEIR that would result in a new significant impact, the public review period of the DEIR constitutes a meaningful opportunity to comment upon a substantial adverse environmental effect of the project.

The presumption that simply the amount of new information in the FEIR requires recirculation of the EIR is inaccurate. The Public Resources Code (PRC) and the CEQA Guidelines do not predicate recirculation based upon volume of an FEIR. Instead, the PRC and CEQA Guidelines require recirculation based upon the conditions stated above (significant new impacts, etc.), none of which involve the size or number of pages of an FEIR.

The information provided in the added appendices, including new information contained in Appendix X (Groundwater Assessment Model Update), do not change the impact conclusions in the DEIR regarding water supply. They do clarify and amplify discussion, analyses, and conclusions reached in the DEIR. As the information in these water supply appendices contain no new significant information, recirculation is not required.

Adequate notice of the Draft EIR was provided to the public. Notice of the August 26, 2009 public hearing on the certification of the FEIR, was mailed to property owners and those requesting notice on August 13, 2009. A list of those notified of the public hearing was included in the certification staff report dated August 19, 2009. The notice of public hearing included the location of where the public could view a copy of the FEIR and how disk copies could be obtained. The DEIR was provided to the Chester Library on July 9, 2009, the first day of the public review period for the DEIR. The FEIR was sent to the Chester Library on August 17, 2009.

Therefore, as outlined in detail in the Board of Supervisors staff report dated January 8, 2010, recirculation of the DEIR is not required due to the absence of new significant information and due to the opportunity to comment provided to the public.

Finding #8:

A Statement of Overriding Considerations is a requirement under CEQA Guidelines Section 15093. However, the statement is not required for Certification of an Environmental Impact Report. Under CEQA Section 15093(c), "If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination." Therefore, a statement would be made immediately prior to or concurrent with Project approval, should the project be approved.

Finding #9:

As outlined in detail in the Board of Supervisors staff report dated January 8, 2010, the FEIR adequately addresses and applies required analysis and discussion of cumulative impacts. Section 15130(b) of the CEQA Guidelines identifies that the following three elements are necessary for an adequate cumulative analysis:

1) Either:

(A) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or

(B) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

2) A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available; and

3) A reasonable analysis of the cumulative impacts of the relevant projects. An EIR shall examine reasonable, feasible options for mitigating or avoiding the project's contribution to any significant cumulative effects.

Therefore, the DEIR utilized elements "1A", "2", and "3" of this CEQA Guidelines list. The DEIR did utilize elements "2" and "3" in the analysis of cumulative effects. The DEIR further states on page 5-2:

This EIR utilizes the "list" approach in the cumulative analysis. This EIR analyzes the potential cumulative impacts of the project in conjunction with proposed or reasonably foreseeable development within the Lake Almanor region. Ultimately, the EIR analyzes the cumulative impacts of approved, proposed, and under application projects in the area.

Chapter 5 of the DEIR, pages 5-7 through 5-27, contains the analysis of the cumulative impacts of the project, including discussions on land use, transportation, noise, air quality, biological resources, hydrology and water quality, geology and soils, hazards and hazardous materials, population and housing, community service, cultural resources, and visual resources.

Also, as required under element "3" in the above CEQA guidelines list, and for impacts considered significant, the DEIR did examine reasonable, feasible options for mitigating or avoiding the project's contribution to any significant cumulative effects as evidenced by six (6) mitigation measures addressing Transportation and Circulation cumulative impacts and twelve (12) project mitigation measures that addressed Hydrology and Water Quality cumulative impacts.

Finding #10:

There are no requirements under CEQA that require a project to be consistent with a future general plan that has not been created, much less approved. Therefore, there is no basis for decertifying the proposed project's EIR due to its consistency or inconsistency with a future general plan. Also, consistency with the general plan does not automatically make an impact less than significant. Although the implementation of the proposed project is considered consistent with the adopted general plan, there are eighty impacts identified in the EIR which are considered significant and require mitigation where feasible.

Finding #11:

As outlined in detail in the Board of Supervisors staff report dated January 8, 2010, the contrast between the Bakersfield projects, both in attainment designation and potential to exceed state and federal ozone standards, is significant. The discussion of health impacts due to air pollution in the Panama Lane and Gosford EIRs were limited to one or two general sentences. The Lake Front DIER discussed air pollution related health impacts with greater specificity, including specific illnesses and most likely affected parties.

Finding #12:

As outlined in detail in the Board of Supervisors staff report dated January 8, 2010, the FEIR contained a "General Response on Archaeological Resources and Tribal Notification", along with the November 2006 Archaeological Inventory Survey. These items were in Section 2.4.2 of the FEIR, pages 2-881 through 2-939. This information addressed the original public comments (listed above) relative to cultural resources, Native American interests, and participation in significant detail. The response in the FEIR included a discussion of the multiple archaeological inventory surveys, the 2006 survey report, the qualification of the parties that conducted the surveys, the tribal notification process from 2002 through 2008, meetings and site visits with tribal representatives, and the Mitigation Measures as revised based upon meetings with Native American representatives.

Finding #13:

A DEIR is not required to discuss or determine if the benefits of the proposed project outweigh the impacts of the proposed project. However, the Lead Agency, as specified in CEQA Guidelines Section 15093, must "...balance, as applicable, the economic, legal, social, technological, or other benefits of a propose project against its unavoidable environmental risks when determining whether approve the project."

The comments on the feasibility of the proposed project have been responded to in the FEIR, page 2-662, response to comment # 5:

Comment noted. This comment pertains to the merits and economic viability of the project itself and does not speak to the significance of an environmental issue.

The appellants comment that there is a high likelihood that the project will be abandoned, but only after deforestation and irrevocable environmental damage. This comment disregards the fact that mitigation measures will be in place which will eliminate or reduce impacts related to the development of the site. The project does not propose mass pad grading and will be required in accordance with the EIR to replace displaced upland vegetation particularly within areas designated as open space. Further the site has historically, and as recently as 2001, been the subject of timber harvest activities making the site's native vegetation already fragmented. Accordingly, site disturbance will be adequately mitigated and allegations of "deforestation" are overstated. The allegations that the disturbance of the site for development will result physical changes in the environment outside of the project area are without merit and are completely speculative.

These comments are unsubstantiated opinion and do not constitute a fair argument based on substantial evidence that the project, as proposed, may result in significant effects on the environment.

Finding #14:

As outlined in detail in the Board of Supervisors staff report dated January 8, 2010, the numerous water supply analyses presented in the FEIR demonstrates adequate water supply.

The issue of the disputed pump test and the DWR pump testing requirements is responded to in detail in the Board of Supervisors staff report dated January 8, 2010.

In regard to the disputed pump test, the two opposing declarations do not carry equal weight based upon the statements in each. The Brayshaw declaration simply states that the Appellant would have expected to see obvious signs of water discharge (e.g. erosion) from any pump testing and that he did not see any evidence of water discharge during walks along a pipeline in the month of October 2005. There is no discussion of the appellant being present at the site on any day when pumping was being conducted. The responding declaration of Charles Rider, a supervisor for Cascade Drilling, includes his personal on-site observation of the pumping tests which were conducted on October 21st and 22nd of 2005. Mr. Rider also took photos of the testing (photos included in Appendix U). In his declaration, Mr. Rider also described the methods used to dissipate the water discharge, so as to minimize erosion prior to the flow entering the Bailey Creek drainage. Appendix U is attached.

The appellants also state that pump testing should be conducted per the procedures specified in the DEIR comment letter from the Department of Water Resources (DWR). DWR stated that the California Department of Public Health (CDPH) requires a 96 hour or 10 day test (FEIR pages 2-192 and 2-193, comment # 7). The DWR comment reads:

CDPH's test requirements for a bedrock aquifer call for a 96 hour or 10 day test, maintaining a constant discharge, and monitoring of groundwater levels in the test wells and selected observation wells during both pumping and recovery.

The FEIR response on page 2-200 and 2-201 reads:

These tests will be performed during the production well design and construction stage and as part of the overall design of the water supply system for the Lake Front project. The project will meet all the requirements of the Waterworks Standards published by CDPH as a condition of tentative map approval and will be required to demonstrate water supply, capacity and quality in accordance with state standards prior to the permitting by CDPH of the water supply system. At this (planning) stage of the approval process, the project is required to describe the existing and proposed water supply systems, and analyze whether a sufficient water supply exists as required by state law. It would be economically infeasible and is not legally required at this point in the project application planning process to design and construct a fully completed well pumping system in accordance with State standards merely to prove that the available water supply can be pumped at adequate pressures to meet CDPH standards. There is no indication that an adequate water delivery system can be designed and constructed on the project site. The DEIR and FEIR contain more than substantial data and reports demonstrating that there is a sufficient supply of water as has already been obtained and considered in the officially adopted WSA.

See Appendix X included in this FEIR; West Yost Associates Feb 24, 2009 Clarifications, etc. letter, Clarification 7, page 7.

Appendix X of the FEIR includes a letter from West Yost Associates to DWR and states in part:

We do not dispute the CDPH requirements. These requirements must be met to obtain drinking water source permits from CDPH. These requirements will be met during design of the water infrastructure, and CDPH permits will be attained after the drinking water supply infrastructure, including wells, pump stations, distribution systems and storage tanks have been constructed and tested. These requirements are not applicable to a test well installed for a planning level document such as a WSA.

The testing as described by DWR is not a requirement under SB610/221 which created the requirements for water supply analyses. SB610/221 does not include specific test methodology.

In O.W.L. Foundation v. City of Rohnert Park, Case A114809 (2008) ("Rohnert Park") the California Court of Appeal, First Appellate District, regarding the requirements of SB610/221, stated:

We also agree that the relevant statute does not specify a particular methodology for a sufficiency analysis and in that respect affords the water supplier substantial discretion in determining how to measure groundwater sufficiency.

The February 2006 Water Supply Assessment (Appendix J(c) of the DEIR), conducted by Jacobson Helgoth, included a certification by a California Professional Geologist, and stated:

...based upon testing performed, there should be sufficient ground water resources to meet the ongoing needs of the Lake Front project without affecting ground water availability on adjacent properties and wells.

This Water Supply Assessment included a chapter specifically addressing and confirming the assessment's compliance with SB 610/221.

The Supplemental Water Resources Assessment (Appendix J(a) of the DEIR) conducted by Kleinfelder in July 2007 determined that "model results indicate that the water supply is fully adequate to meet the proposed project's water demand under both single and multiple dry year conditions."

The Hydrogeologic Evaluation (Appendix J(b) of the DEIR) conducted by West Yost Associates in August 2007 determined that "the analysis has shown that recharge sources are more than sufficient to supply the water demands of the known Lake Almanor Peninsula projects at buildout in normal years and in three consecutive dry years."

Based upon the wealth of analyses by multiple professional and qualified firms, the Water Supply Assessment was adopted by the Walker Ranch Community Services District in January 2008. The District's resolution is included as Appendix J(e) of the DEIR and is also included in this response.

Finding #15:

As outlined in detail in the Board of Supervisors staff report dated January 8, 2010, the FEIR adequately addresses the growth inducing impacts of the proposed project.

It is noted that the appellant's reference to PRC Section 21100(a)(5) in his August 21, 2008 letter was a typographical error. It is understood that the appellant meant to reference PRC Section 21100(b)(5). PRC Section 21100(b)(5) requires the inclusion of a discussion of growth-inducing impacts of the proposed project.

CEQA Guidelines Section 15126 includes the identical requirements that are listed in PRC Section 21100. Article 9 of the CEQA Guidelines (Contents of Environmental Impact Reports, Sections 15120 through 15132) specifies the contents required in an Environmental Impact Report. These include:

- a. Table of Contents or Index
- b. Summary
- c. Project Description
- d. Environmental Setting
- e. Consideration and Discussion of Environmental Impacts, including:
 - a. Significant Environmental Effect of the Proposed Project;
 - b. Significant Environmental Effects Which Cannot be Avoided if the Proposed Project is Implemented;
 - c. Significant Irreversible Environmental Changes Which Would be Involved in the Proposed Project Should it be Implemented;
 - d. Growth-Inducing Impact of the Proposed Project;
 - e. Mitigation Measures Proposed to Minimize the Significant Effects, and

f. Alternatives to the Proposed Project

The DEIR contains a discussion on growth inducing impacts in Chapter 6, Section 6.4.

The appellants also state that “The DEIR admits to a number of adverse environmental impacts which are significant and unavoidable (identified with specificity in my comment), and this number is significantly increased in the FEIR.”

In fact, one significant and unavoidable impact was eliminated and one other impact was reclassified as a result of agency comment. The DEIR contained six (6) significant and unavoidable impacts. Changes in the FEIR included dropping one project component (project access onto SR36) which eliminated a significant and unavoidable transportation impact. In response to comments from the California Department of Fish and Game, the cumulative impacts to biological resources (Impact 4.5-18 on page 4.5-60 of the DEIR) were changed from “Less than Significant” to “Significant and Unavoidable”. This change is noted in the FEIR on page 2-236 and on page 3-39. This re-characterization of the impact was not the result of new information or any change in the impacts discussed in the DEIR, but rather merely reflects a change in the County staff’s opinion with respect to whether the impact is fully mitigated after input from the Department of Fish and Game.

A DEIR is required to include a statement of the objectives of the proposed project in the project description. These objectives are included in Section 3.7 of the DEIR, page 3-31. As stated in CEQA Guidelines Section 15124(b), project objectives “...will aid the decision makers in preparing findings or a statement of overriding considerations, if necessary. The proposed project objectives as listed in the DEIR include:

- To create a diversity of residential neighborhoods which vary in design, density, and differing levels of housing.
- Provide affordable and attainable housing to local residents and those employed locally.
- To provide recreational uses complementary to the residential uses present and to the regional forms of recreation available in the Lake Almanor area.
- To construct a wastewater treatment plant to serve project development and utilize recycled water where feasible to reduce total water demands.
- To irrigate the golf course with recycled water meeting RWQCB Title22 standards.
- To implement the Plumas County Zoning and General Plan.
- To take advantage of topographic conditions by limiting the amount of grading, and provide opportunities for views.
- Incorporate open space into the design of the development providing interlinked corridors where feasible.
- To design the project to take full advantage of views from the lake, mountains, and open space areas.

- To provide buffers along Bailey Creek, other tributaries, and the Collins Pine Rail Line.
- To provide private recreation facilities for neighborhoods with higher densities and local retail and commercial uses that will reduce the need for vehicular travel in the area.
- To design a golf course around LUA 9, located in the southern portion of the project site to enhance the area as a major visitor serving destination.
- To situate the hotel/spa to take full opportunity of the views from the lake and surrounding open space areas while minimizing visual impacts.
- To provide visitor serving uses and to augment the economic base of the Lake Almanor area and to provide both construction related and long term employment opportunities.
- Retain all necessary buffer and open space areas as set forth in the settlement agreement.
- Preserve areas with steep slopes as open space and provide corridors through which wildlife can migrate.
- Protect eagle and osprey nesting sites with buffer areas and provide for deer migration.
- Provide a buffer area surrounding creeks and water courses.

A DEIR is not required to discuss or determine if the benefits of the proposed project outweigh the impacts of the proposed project. However, the Lead Agency, as specified in CEQA Guidelines Section 15093, must "...balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project."

A Statement of Overriding Considerations is a requirement under CEQA Guidelines Section 15093. However, the statement is not required for Certification of an Environmental Impact Report. Under CEQA Section 15093(c), "If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination." Therefore, a statement would be made immediately prior to or concurrent with Project approval, should the project be approved.

Finding #16:

As outlined in detail in the Board of Supervisors staff report dated January 8, 2010, the FEIR includes discussions regarding the adequacy of medical facilities and cumulative effects.

Funding mechanisms for various community services is in the final FEIR as outlined in detail in the Board of Supervisors staff report dated January 8, 2010. It is not the purpose of an EIR to evaluate the capability of service providers to utilize funding.

As outlined in detail in the Board of Supervisors staff report dated January 8, 2010, the project's significant impacts on the physical environment relative to community services is speculative as the exact timing and scope of the area buildout, including the proposed project, is difficult to predict at this time, any need for additional facilities (e.g. buildings) is speculative relative to degree of need, timing, and location. Therefore, any future facilities required due to area buildout, including facilities related to fire control, law enforcement, public schools, libraries,

and public medical facilities, would require independent project level environmental review under CEQA.

Finding #17:

The Final Environmental Impact Report #84 (FEIR) is in compliance with the California Environmental Quality Act (CEQA). The appellant has not provided specific details under X. CONCLUSION, which support the statement that the Final Environmental Impact Report is not in compliance with CEQA.