CHAPTER 3.0
Project Description

3.1 Introduction

The purpose of this Draft Environmental Impact Report (DEIR) is to assess the environmental impacts associated with the update of the County's 2035 Plumas County General Plan Update (GPU or proposed project). The proposed project is a statement of long-range public policy to guide the use of private and public lands within the County.

For purposes of the California Environmental Quality Act (CEQA), a complete project description must contain the following information: a) the precise location and boundaries of the proposed project, shown on a detailed map, along with a regional map of the project's location; b) a statement of the objectives sought by the proposed project, which should include the underlying purpose of the project; c) a general description of the project's technical, economic, and environmental characteristics; and d) a statement briefly describing the intended uses of the EIR (CEQA Guidelines §15124). An adequate project description need not be exhaustive, but should supply the information necessary for the evaluation and review of the project's significant effects on the environment. This section provides the proposed environmental setting and project's objectives, in addition to detailed project information on the update of the proposed project. Discretionary actions required to implement the proposed project are also discussed.

3.2 Overview

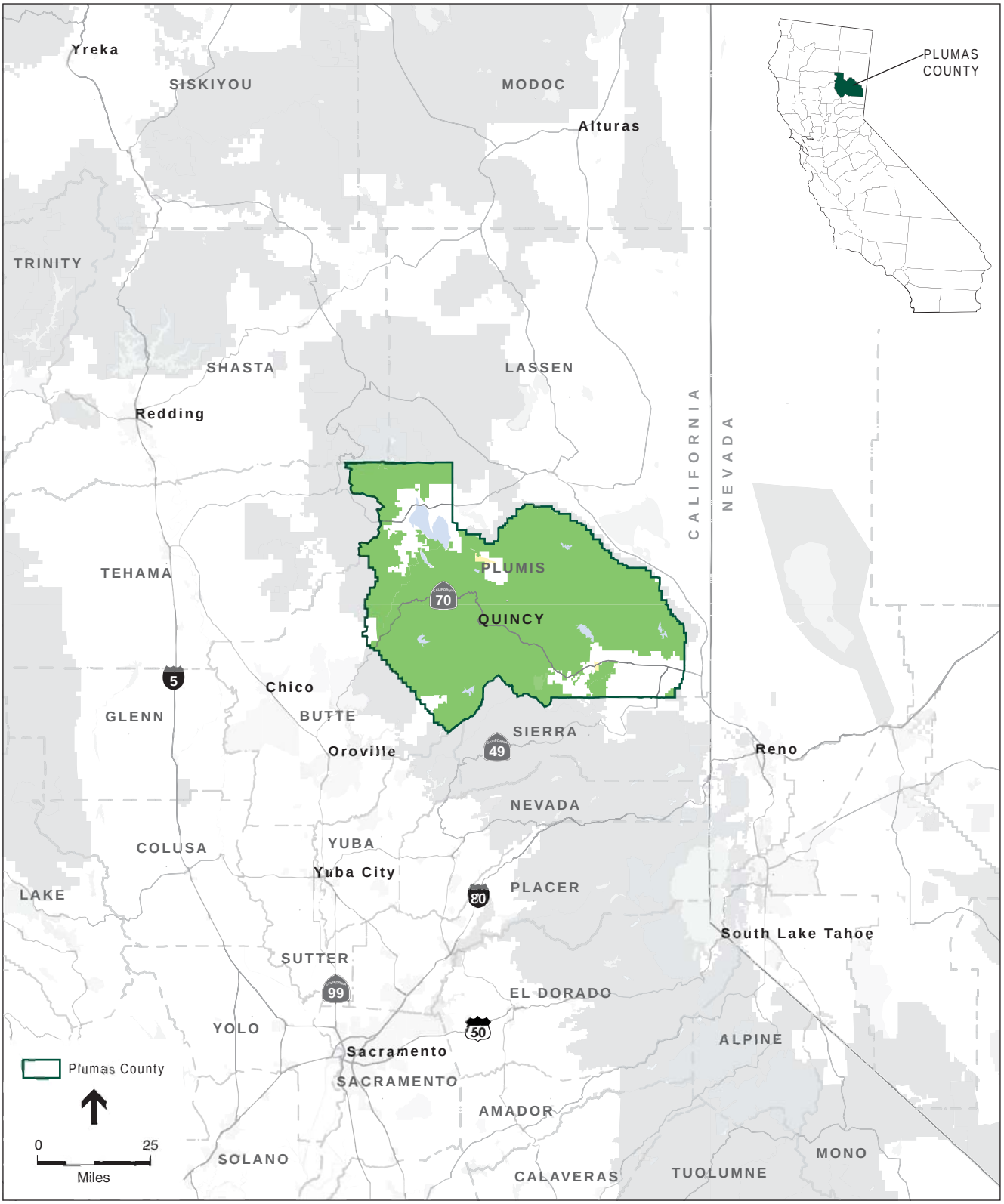
According to Section 15125 of the CEQA Guidelines, an EIR must include a description of the existing physical environmental conditions in the vicinity of the proposed project to provide the "baseline condition" against which project-related impacts are typically compared. Normally, the baseline condition is the physical condition that exists when the Notice of Preparation (NOP) is published. The NOP for the proposed project EIR was published on January 9, 2012. However, the CEQA Guidelines and applicable case law recognize that the date for establishing an environmental baseline cannot be rigid. Physical environmental conditions vary over a range of time periods; thus, under some circumstances, the use of environmental baselines that differ from the date of the NOP is reasonable and appropriate when conducting the environmental analysis. The environmental topic sections rely on a variety of data to establish an applicable baseline. The environmental setting for each environmental issue is explained in the beginning of each section of Chapter 4. The following discussion provides a description of the proposed project's location, background and characteristics.

Project Location

The County of Plumas is located in northern California (**Figure 3-1**).The County is bordered on the north by Lassen and Shasta Counties, on the west by Tehama and Butte Counties, on the south by Sierra and Yuba Counties, and on the east by Lassen County. The County is approximately 2,610 square miles in area. The County is located in the northernmost portion of the Sierra Nevada mountain range and the southernmost portion of the Cascade mountain range. Thus, most of the County is characterized as mountainous terrain, interspersed with valleys. Approximately 65 percent of the land in Plumas County is National Forest land owned and managed by the U.S. Forest Service. The remainder of the County land is mostly in private ownership. The County includes one incorporated City, the City of Portola. The primary geographic extent (Study Area) of the environmental analysis included in this DEIR for the proposed project is the entire County, excluding the City of Portola.

The following is a list of important statistics that help to define the Study Area:

- The land area of Plumas County is approximately 2,610 square miles or 1,670,400 acres.
- The Upper Feather River Watershed has a land area of 3,500 square miles.
- Plumas County is located almost entirely within the watershed and makes up approximately 72% of the watershed's land area.
- Plumas County elevation ranges from 1,800 feet to 8,380 feet.
- 65% of the County's land area is public lands managed by the United States Forest Service, the majority of which falls within the Plumas National Forest and other areas within the Lassen, Toiyabe and Tahoe National Forests. In addition, the County contains a portion of the Lassen Volcanic National Park and is home to the Plumas Eureka State Park.
- An area constituting 6% of the County's land area is owned and managed by other public agencies, including the County and the State.
- Approximately 29% of the County's land area, or 482,910 acres, are privately owned lands. Of the privately owned lands 33.4% (161,290 acres) are located within County planning areas.
- Based on the 2010 U.S. Census, Plumas County is one of California's most rural counties with 7.8 people per square mile for a total of 20,007 residents (2010 U.S. Census).
- Also based on the 2010 U.S. Census, Plumas County is one of three California Counties to have experienced a loss in population (Sierra and Alpine Counties are the other two).



SOURCE: DeLorme Street Atlas USA, 2000; and ESA, 2012

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Figure 3-1
Regional Location

Project Background

The general plan is a state-required legal document (Government Code Section 65300) that provides policy guidance and mandates to local elected officials when making determinations pertaining to the allocation of resources and the future physical form and character of development. General plans shall be "periodically review [ed], and revise [d], as necessary." (Government Code section 65103.) The County's existing General Plan was adopted in 1984. This plan has not been comprehensively updated since its adoption, although amendments have occurred over the past several years. Because much of the data, analyses, and policies in the existing General Plan do not reflect the current conditions in the County, a comprehensive update of the General Plan was necessary to accommodate future development in Plumas County.

A large amount of public input has been associated with development of the proposed project. Public workshops, visioning sessions and surveys have included full-time and part-time residents. The purpose of these efforts has been to solicit input and, based on that input, (i) define what is important to residents, (ii) determine if there a common vision for Plumas County, and (iii) identify the issues that should be emphasized through new goals and policies to be developed for the updated GPU.

In 2002, the Plumas Vision 2020 report was published. This report summarized a public process that included more than thirty community meetings and surveys distributed around the county and mailed to part-time residents. More than 1000 surveys were completed and returned. Based on this feedback, seven topic areas were identified and, with additional public input, the following seven vision goals were developed:

- To promote a future for Plumas County citizens in which land use decisions balance social, economic, and natural resource health.
- To improve the health and well-being of all Plumas County residents.
- To create and retain jobs, and reinvest wealth through our economy, community and natural resources.
- To increase the communications and technology capability of Plumas County to function successfully in the 21st century.
- To provide a range of facilities, programs and activities for the health and enjoyment of residents and visitors.
- To preserve and promote a rich environment of arts, culture and heritage in Plumas County into the 21st century.
- To recognize the well-being of local youth as fundamental to the health of the community as a whole.

The Plumas County Board of Supervisors reinstated the Planning Commission in March of 2005 in order to update the existing General Plan. In 2006 and 2007 a round of surveys now associated with the proposed project were administered by the Planning Commission across Plumas County

with the intent to inform and solicit a broad perspective on the concerns and opinions of the public. The results confirmed the previous process outcomes and identified common community issues of importance.

Both full-time and seasonal residents identified preserving open space, addressing water quality and erosion control, and managing growth as their top three issues of importance to be addressed in the proposed project.

This GPU process was restarted in 2009 at a strategic kick-off public meeting of the Planning Commission. At that meeting and at several following sessions the Planning Commission, with input from the public, developed a set of planning goals to guide the General Plan update process.

3.3 Project Description

This section provides a detailed project description and project objectives for the proposed project.

Project Objectives and Organization

The primary goal of the proposed project is to provide residents of the County with a blueprint for public and private development, and to act as the foundation upon which County leaders will make decisions related to growth and land use. The proposed project expresses Plumas County's goals with respect to human-made and natural environments and sets forth the policies and implementation measures to achieve them.

Project Objectives

Per Section 15124 of the CEQA Guidelines, an EIR must provide a statement of objectives sought by the 2035 Plumas County General Plan Update (or proposed project). This statement of objectives is intended to guide the environmental impact analysis and be used as one of the bases for developing and evaluating alternatives to the proposed project. The following objectives have been established for the proposed project and will aid decision makers in their review of the project and associated environmental impacts:

- Achieve a comprehensive update to the County's General Plan that reflects the current values and vision of the community and reflects the latest legal, statutory, scientific, and technical changes and advances;
- Directs new development to Planning Areas to support future economic growth and facilitate the efficient provision of new infrastructure and public services;
- Reinforce the vitality, local economy, and individual character of existing communities, while ensuring the continued viability of timber and agricultural production and the preservation of the County's scenic and environmental resources;
- Results in land use patterns that accommodate the most recent population growth, housing, and employment projections in an orderly manner that minimizes environmental

impacts as feasible while meeting the County's obligations under California Planning Law to provide housing for all income levels;

- Ensure that development accounts for physical constraints and the natural hazards of the land;
- Minimize public costs of infrastructure and services and correlate their timing with new development; and
- Preserve the larger watershed area to conserve limited water supplies for current and projected future uses, including urban, rural, and agricultural uses.

General Plan Organization

Plumas County intends to adopt all of the state-mandated general plan elements, as well as several optional elements as part of this general plan update. Since the County has a certified Housing Element for the 2007 to 2013 planning cycle, this element will not be updated until the next housing planning cycle (2014 to 2019). The 2035 Plumas County General Plan Update has been developed consistent with the policies in the current Housing Element. The other elements contained in the Goals and Policies Report are listed below. Specific goals and policies contained in each element are analyzed in the applicable topical section in this DEIR.

Element 1 – Land Use

The Land Use Element designates the type, intensity, and general distribution of uses of land for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other categories of public and private uses. It is the guide to the physical form of the County and must be correlated with the Circulation Element. The Land Use Map is supported by descriptions of allowed uses and development densities for each land use designation. These descriptions (see below) provide a link between the project objectives and the proposed land use map (also see below). For Plumas County, the Land Use map also identifies areas for potential future expansion or growth. The Land Use Element also guides coordination and planning with other jurisdictions, such as the City of Portola, the United States Forest Service and the United States Military to avoid incompatible uses.

Land Use Designations

The permitted density and intensity of each primary land use designation under the proposed project is described below in **Table 3-1**.

TABLE 3-1
LAND USE DESIGNATIONS

Land Use	Density	Additional Detail
Single Family Residential	1 dwelling unit/existing parcel with provisions for a guest house and additional quarters. 2 dwelling units allowed on any parcel at least twice the minimum parcel size. 7 dwelling units/acres for new subdivisions of land.	A legally existing parcel is allowed one dwelling unit, if zoning and building standards can be met. There are provisions for a guest house and additional quarters. For new subdivisions, and/or subject to Planned Development Permits, a maximum of 7 dwelling units per acre is permissible based on the Zoning Ordinance and consistency with all policies of the General Plan. Maximum Land Coverage: 50%

TABLE 3-1 (continued)
LAND USE DESIGNATIONS

Land Use	Density	Additional Detail
Multiple Family Residential	21.8 dwelling units/acre.	A maximum density of 21.8 units/acre is permissible based on the Zoning Ordinance and consistency with all policies of the General Plan. Maximum Land Coverage: 50%
Suburban Residential	1 dwelling unit/existing parcel. 1 dwelling unit/1 to 3 acres. 2 dwelling units allowed on any parcel at least twice the minimum parcel size with provisions for a guest house and additional quarters.	A legally existing parcel is allowed one dwelling unit, if zoning and building standards can be met.
Secondary Suburban Residential	1 dwelling unit/existing parcel. 1 dwelling unit/3 to 10 acres. 2 dwelling units allowed on any parcel at least twice the minimum parcel size with provisions for a guest house and additional quarters.	A legally existing parcel is allowed one dwelling unit, if zoning and building standards can be met.
Rural Residential	1 dwelling unit/existing parcel. 1 dwelling unit/10 to 20. 2 dwelling units allowed on any parcel at least twice the minimum parcel size with provisions for a guest house and additional quarters.	A legally existing parcel is allowed one dwelling unit, if zoning and building standards can be met.
Limited Access Rural Residential	1 dwelling unit/existing parcel. 1 dwelling unit/20 acres. 2 dwelling units allowed on any parcel at least twice the minimum parcel size with provisions for a guest house and additional quarters.	A legally existing parcel is allowed one dwelling unit, if zoning and building standards can be met.
Agricultural Preserve	1 dwelling unit/existing parcel. 1 dwelling unit/80 acres for new subdivisions of land. 1 dwelling unit/parcel for clustered development.	A legally existing parcel is allowed one dwelling unit if zoning and building standards can be met. Additional employee housing is permitted. For new divisions of land, the minimum parcel size is 80 acres. Property may be subdivided into parcels less than 80 acres in order to cluster development to protect agriculture and other resource values as long as the overall dwelling unit density does not exceed the base density permissible on the original parcel. **Example**: 800 acre parcel has 10 units of density. It is permissible to subdivide a 100 acre portion into 10, 10 acre parcels, transfer a unit of density to each 10 acre parcel and preserve the remaining 700 acres for agricultural uses.
Agriculture and Grazing	1 dwelling unit/existing parcel. 1 dwelling unit/40 acres for new subdivisions of land.	A legally existing parcel is allowed one dwelling unit if zoning and building standards can be met. For new divisions of land, the minimum parcel size is 40 acres. Property may be subdivided into parcels less than 40 acres in order to cluster development and protect agriculture and other resource values as long as the overall dwelling unit density does not exceed the base density permissible on the original parcel. Example: 400

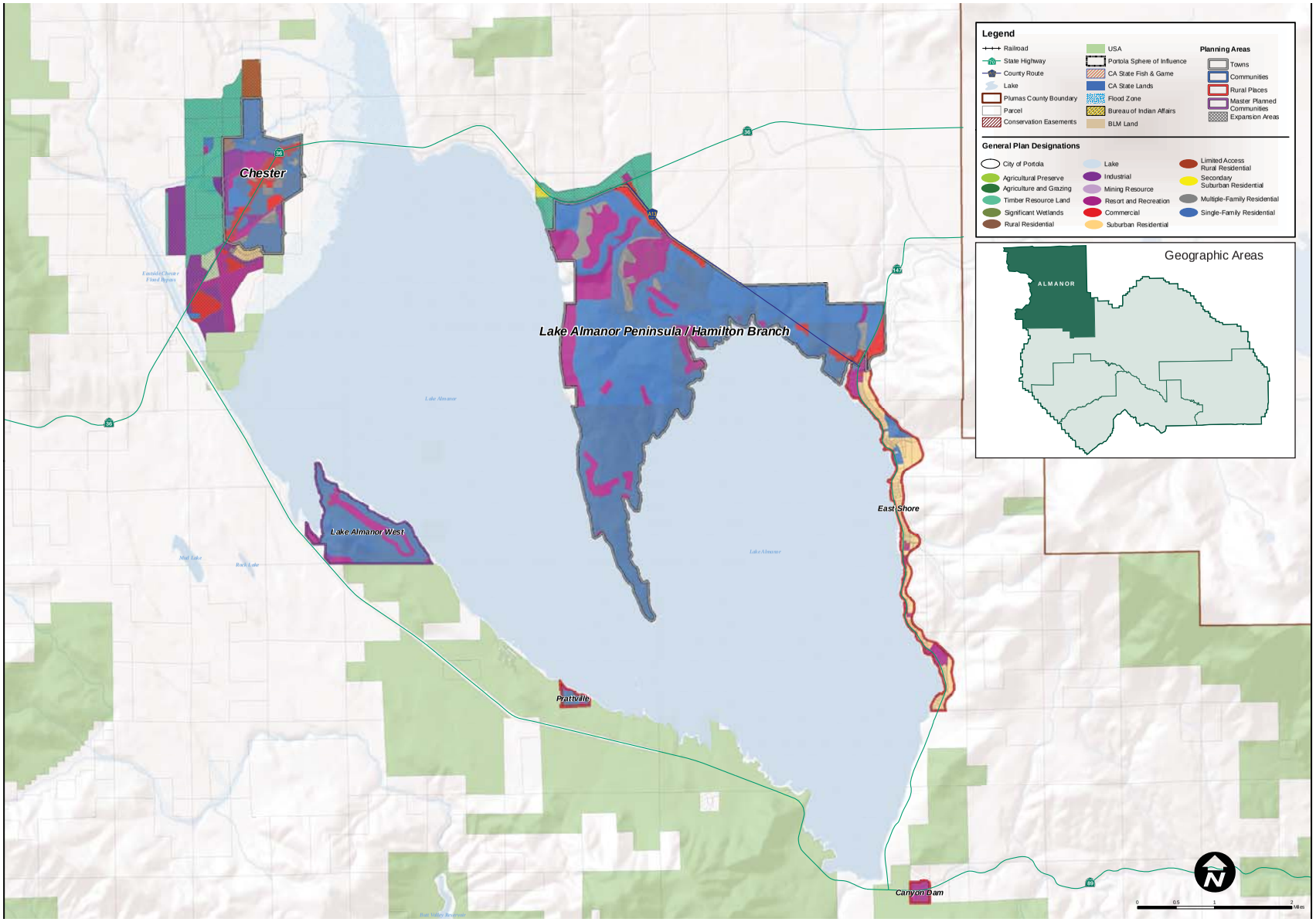
TABLE 3-1 (continued)
LAND USE DESIGNATIONS

Land Use	Density	Additional Detail
		acre parcel has 10 units of density. It is permissible to subdivide a 100 acre portion into 10, 10 acre parcels, transfer a unit of density to each 10 acre parcel and preserve the remaining 300 acres for agricultural uses.
Commercial	1 dwelling unit/existing parcel in conjunction with a Commercial use. See Residential Density for mixed use consistency.	A legally existing parcel is allowed one dwelling unit, if zoning and building standards can be met. Mixed-use development involving a residential land use shall be consistent with the Residential density requirements.
Industrial	1 dwelling unit/existing parcel in conjunction with an Industrial use.	A legally existing parcel is allowed one dwelling unit, if zoning and building standards can be met.
Mining Resource Lands	1 dwelling unit/existing parcel. 1 unit/10 acres for new subdivisions of land.	A legally existing parcel is allowed one dwelling unit, if zoning and building standards can be met. For new divisions of land the minimum parcel size is 10 acres.
General Forest	1 dwelling unit/existing parcel. 1 additional dwelling unit on any parcel of 80 acres or more. 1 dwelling unit/40 acre parcel minimums.	A legally existing parcel is allowed one dwelling unit, if zoning and building standards can be met. For new divisions of land the minimum parcel size is 40 acres based on zoning code.
Timberland Production Zone	1 dwelling unit/160 acres.	Parcels of 160 acres or greater are permitted one dwelling unit.
Resort and Recreation Lands	1 dwelling unit/existing parcel.	A legally existing parcel is allowed one dwelling unit, if zoning and building standards can be met.

Proposed Land Use Map

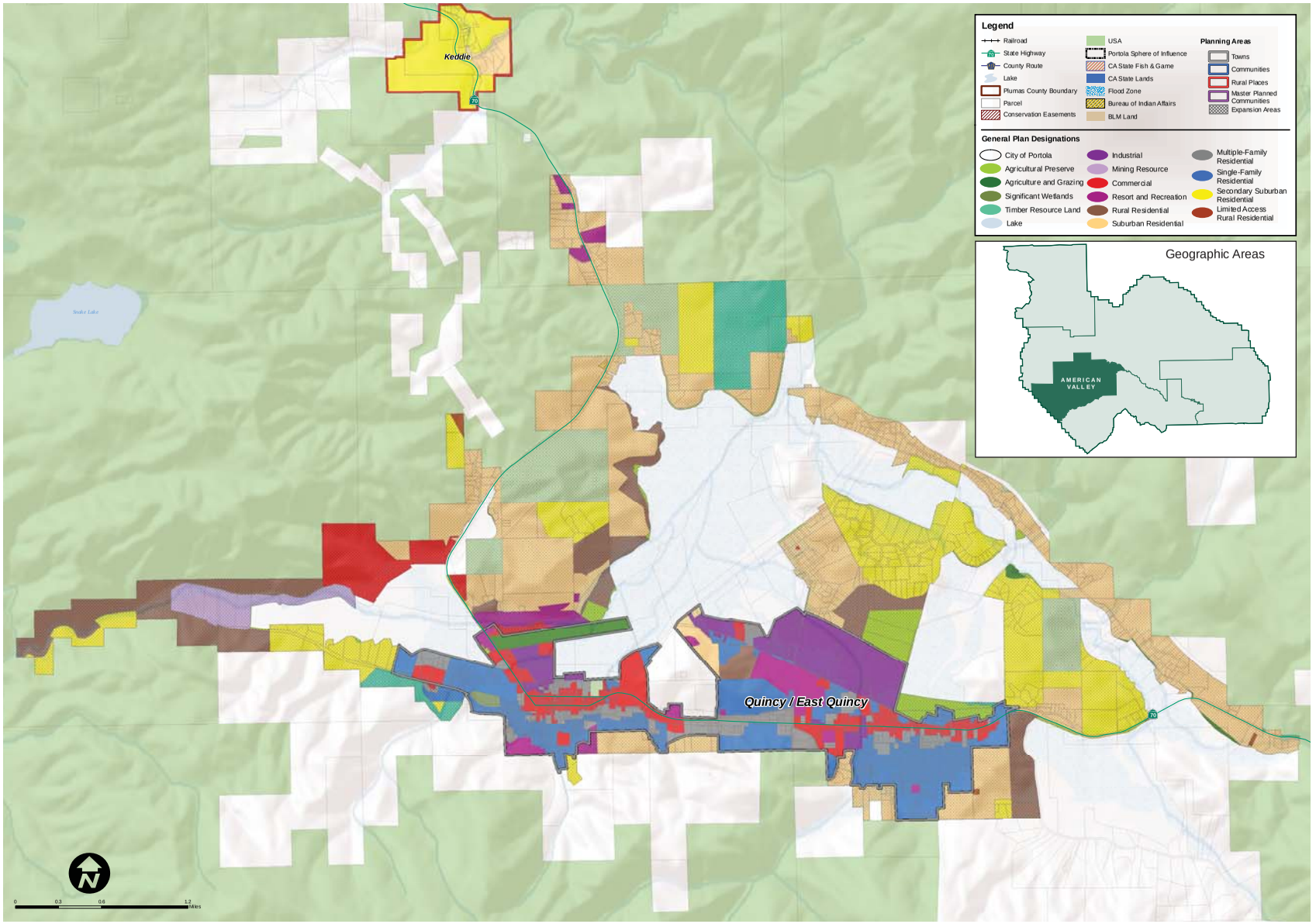
The location and extent of each of the land use designations described above is provided in the County's General Plan Land Use Map(s). Boundary lines for the various land use designations, shown on the General Plan Land Use Maps, are intended to portray the relative location and extent of land use areas, generally following known physical features such as watercourses, roads, and parcel lines. Given the size of the County, the General Plan Land Use Maps have been divided up into various geographic areas consistent with the five Supervisorial Districts that comprise the County. The General Plan Land Use Maps include the following:

- Almanor (see **Figure 3-2**),
- American Valley (see **Figure 3-3** and **3-4**),
- Indian Valley (see **Figure 3-4** and **3-5**),
- Mohawk Valley (see **Figures 3-6** and **3-7**), and
- Sierra Valley (see **Figure 3-8**).



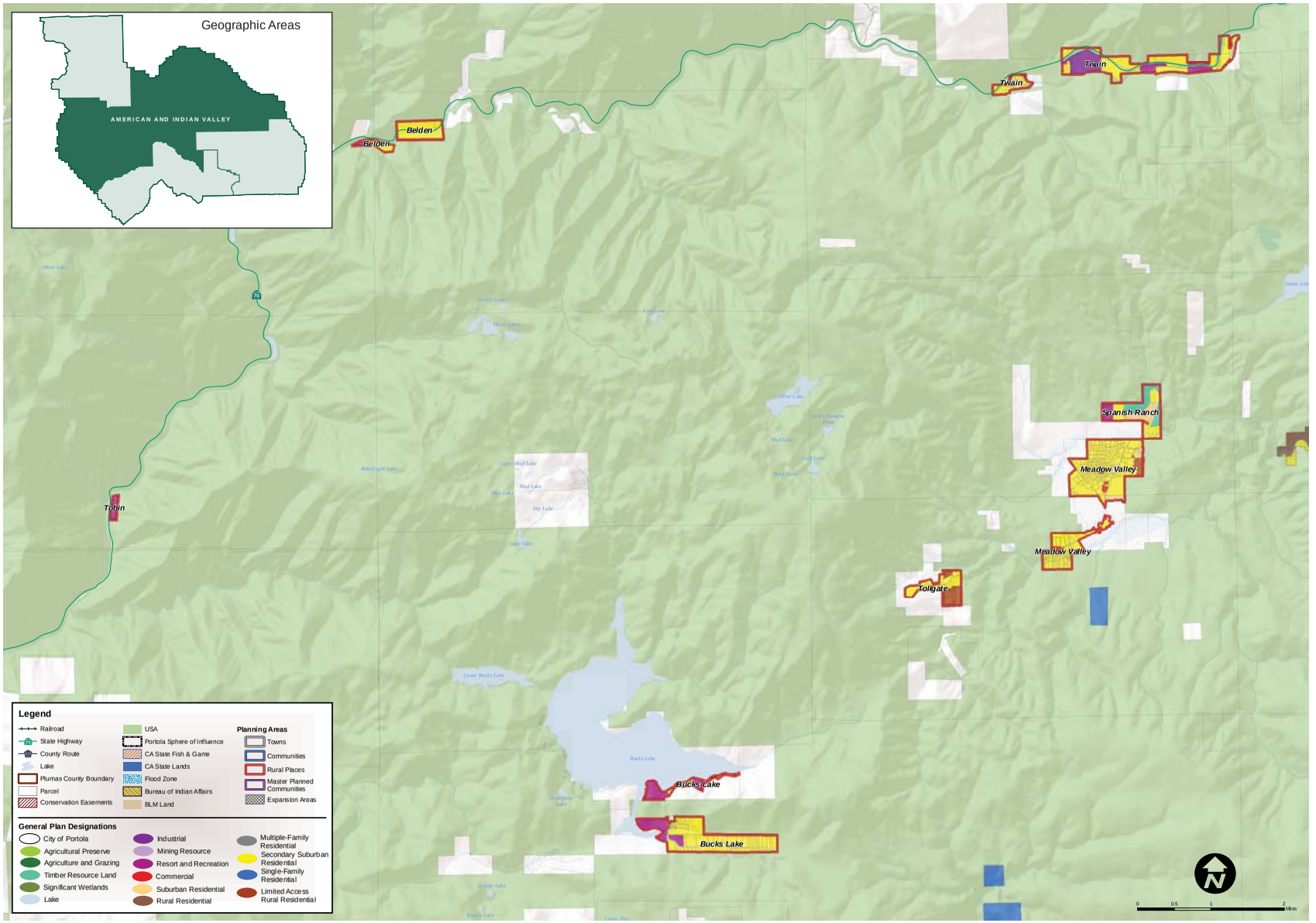
SOURCE: Plumas County, 2012; and ESA, 2012

Figure 3-2
Almanor General Plan Designations and Planning Areas



SOURCE: Plumas County, 2012; and ESA, 2012

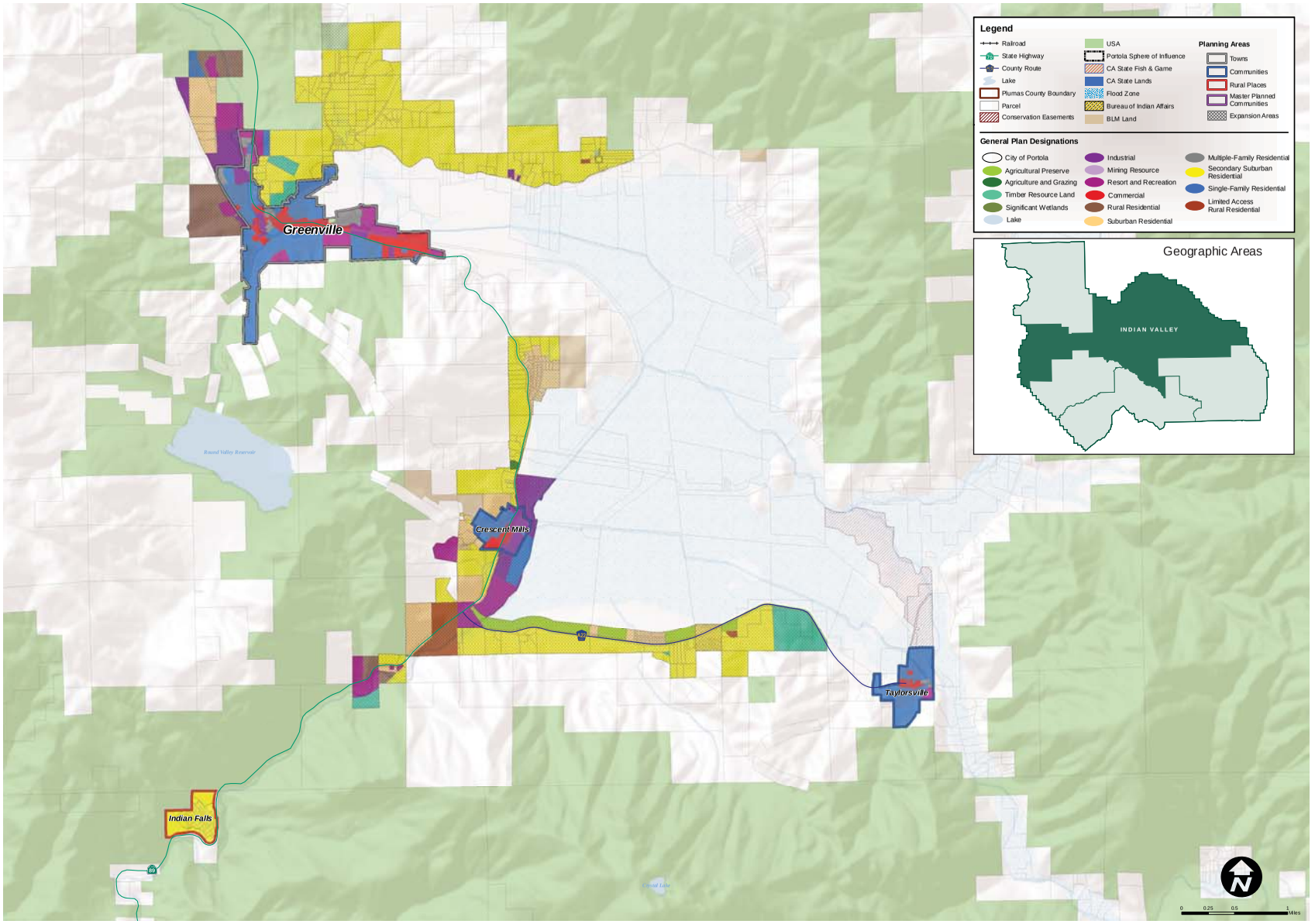
Figure 3-3
American Valley General Plan Designations and Planning Areas



SOURCE: Plumas County, 2012; and ESA, 2012

Figure 3-4

American and Indian Valley General Plan Designations and Planning Areas



SOURCE: Plumas County, 2012; and ESA, 2012

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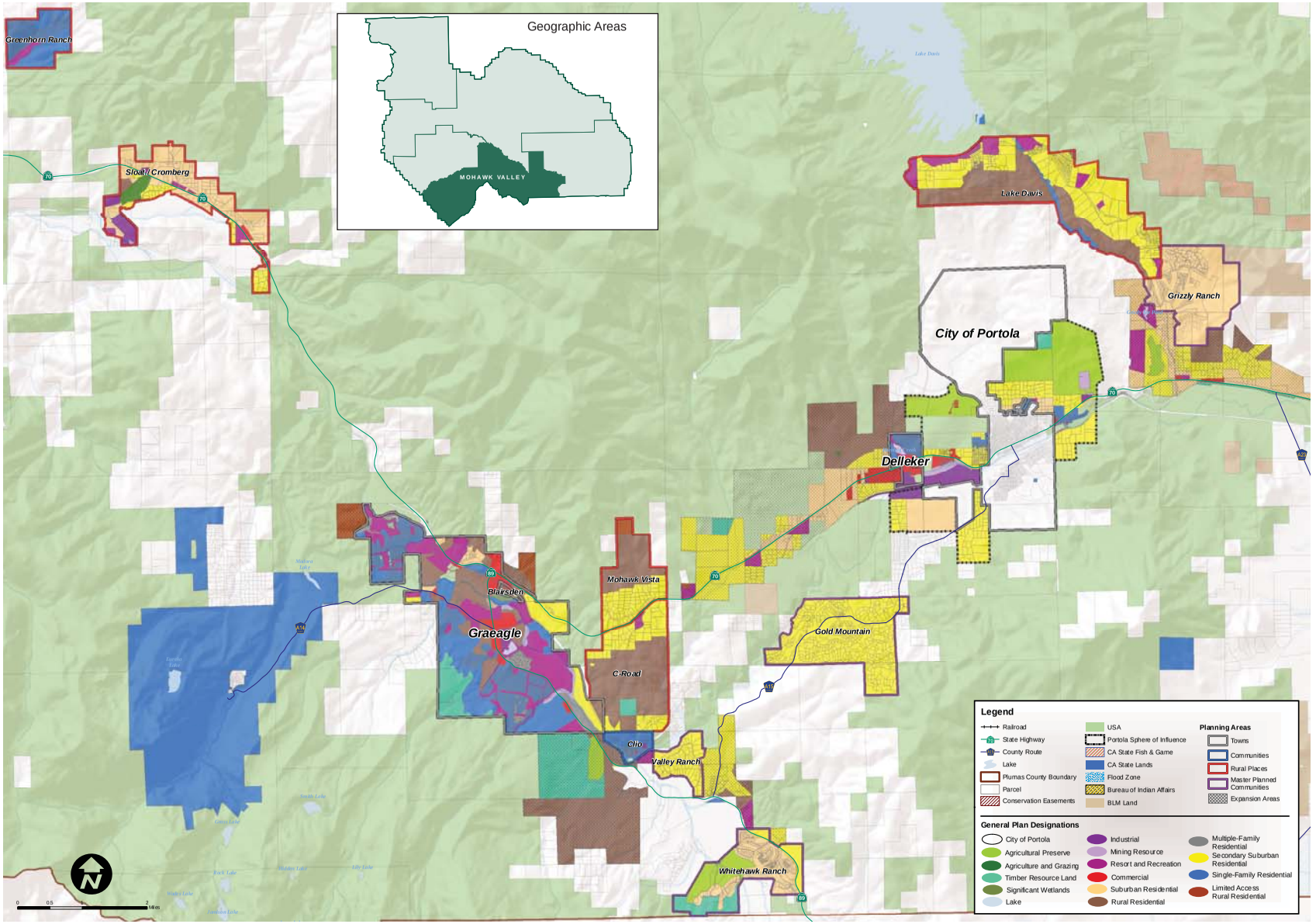
Figure 3-5

Indian Valley General Plan Designations and Planning Areas



SOURCE: Plumas County, 2012; and ESA, 2012

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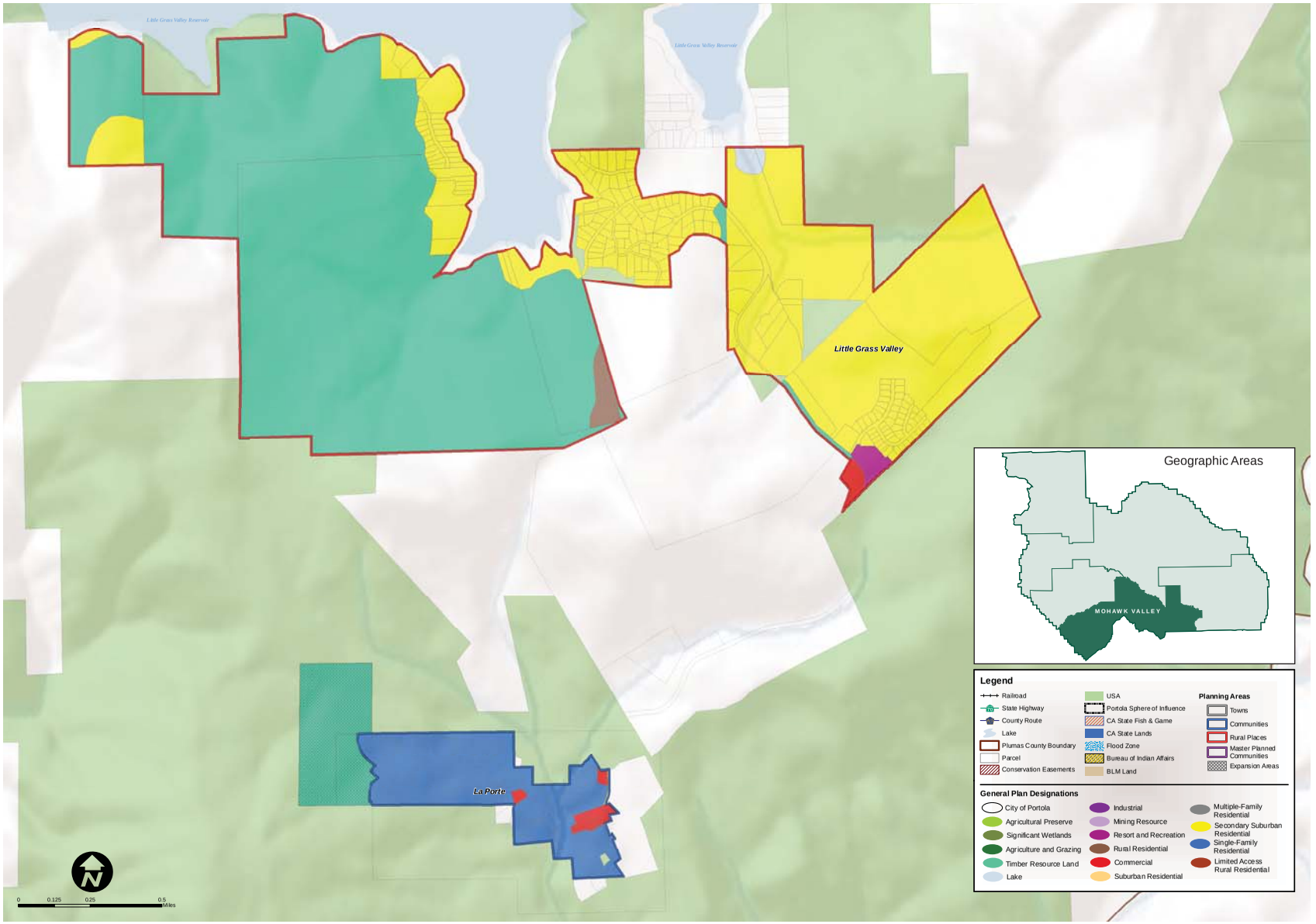
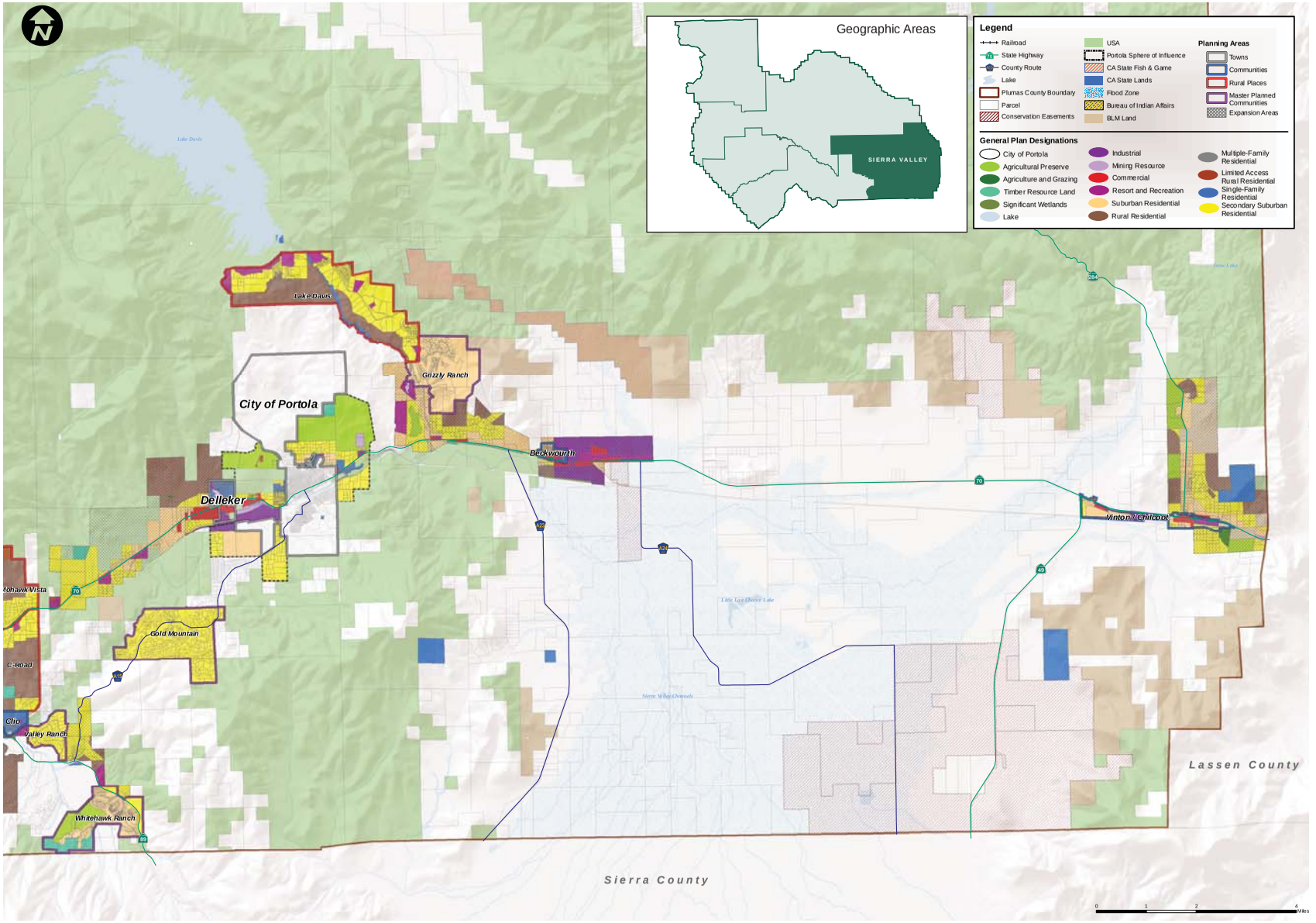
Figure 3-6

Mohawk General Plan Designations and Planning Areas



SOURCE: Plumas County, 2012; and ESA, 2012

Figure 3-7
Mohawk Valley General Plan Designations and Planning Areas



SOURCE: Plumas County, 2012; and ESA, 2012

Figure 3-8

Sierra Valley General Plan Designations and Planning Areas

Element 2 – Housing

The Housing Element is a comprehensive assessment of current and projected housing needs for all economic segments of the County. In addition, it embodies policies for providing adequate housing and includes action programs for that purpose. Mandated by the State of California, the Housing Element is required to be updated at least every five years and must be approved by the State Department of Housing and Community Development. Plumas County's Housing Element was updated and approved in 2009 for the 2007 to 2013 planning cycle. The Housing Element includes a section on the Summary of Needs and Constraints, a Housing Program with goals and policies, and a background report highlighting demographics, resources, and a review of the accomplishments in implementing the previous Housing Element. Plumas County's Housing Element was completed in a separate process from the rest of the General Plan update.

Element 3 – Noise

The Noise Element identifies and appraises noise problems within the County and the "noise contours" required in the element "shall be used as a guide for establishing a pattern of land uses in the land use that minimizes the exposure of community residents to excessive noise." The Noise Element addresses potential noise-related issues within the County, as well as methods of limiting noise exposure to communities and natural resource areas. Programs and policies developed in the General Plan include protection of noise-sensitive land uses, consideration of noise impacted areas, and noise associated with airports.

Element 4 – Circulation

The Circulation Element is correlated with the Land Use Element and identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals and other local public utilities and facilities. The Circulation Element provides a plan to guide the County's efforts relating to the movement of people, goods, energy, and other commodities. Topics of discussion include roads and highways, public transit, non-motorized transit including bicycles and pedestrians, rail, air, and movement of goods.

Element 5 – Economics

The Economic Element, which is the first optional General Plan element, provides policy guidelines for the economic stability and development of the County. Topics of discussion included in this element are policies that support economic development programs, construction of infrastructure, communication and energy facilities, agriculture, forest industries, recreation and tourism.

Element 6 – Public Health and Safety

The primary purpose of the Public Health and Safety Element is to establish policies and programs to protect the County from risks associated with seismic, geologic, flood and wildfire hazards. It is the intent of this section to craft programs and policies that reduce the risk of death, injury, property damage, and the economic and social dislocation related to the above hazards. This element has also included policies that address the goal of sustaining healthy communities.

Element 7 - Conservation and Open Space

The Conservation Element addresses the conservation, development, and use of natural resources, including water, forests, soils, rivers and mineral deposits. The Open Space Element details plans and measures for the long-range preservation and conservation of open space lands, including open space for the preservation of natural resources, the managed production of resources, outdoor recreation, and public health and safety. As is allowed under State law, the Conservation and Open Space elements are combined to produce element seven. Issues such as agriculture, forestry, and water are typically addressed in Conservation and/or Open Space element(s). Plumas County has elected to address these issues in separate element sections. The Conservation and Open Space Element provides guidance for the conservation, development, and utilization of natural resources and open space land within the County. Specifically included in this section are policies pertaining to biological resources, mineral and soil resources, cultural and historic resources, scenic resources, parks and recreation, trails and bikeways, air quality, climate change, energy conservation and open space resources in general.

Element 8 - Agriculture and Forestry

In addition to the Open Space and Conservation Element, and due to the importance of agricultural and forestlands in Plumas County, an Agriculture and Forestry Element has been prepared to discuss in more detail these two important resources. This element is the second optional element of the Plan. The topics of discussion within the policies include productive use of resource lands, conversion of agriculture and forest lands, promotion of healthy competitive farm, ranch and forestry economies and sustainable food systems, water quality and quantity for agriculture, education and awareness of the importance of agriculture and forestry, support of infrastructure creation and management of greenhouse gas (GHG) emissions.

Element 9 – Water

The third optional element contained in the Plumas County General Plan Update is the Water Element. Plumas County is almost entirely contained within the Feather River Watershed and makes up approximately 72% of the land area of the watershed. The value that good policy and management practices for this watershed bring to the rest of California through ecosystem services cannot be underestimated, given that the Feather River supplies the State Water Project (SWP), which serves many millions of Californians. Protecting water quality and quantity for local economic sustainability is also important. The topics discussed in this element include water quality and quantity, watershed management, climate change, public water supplies, agriculture and forestry, recreation, hydropower generation and wastewater and storm water management.

Growth Areas Identified in the General Plan

As previously described, a key aspect of the Land Use Element includes guiding future growth within the County to specifically identified planning areas. This guidance is embodied in the following policy from the Land Use Element:

- **Policy 1.1.1. Future Development**. The County shall require future residential, commercial and industrial development to be located adjacent to or within existing

Planning Areas; areas identified on Plumas County's General Plan Land Use Maps as Towns, Communities, Rural Areas or Master Planned Communities in order to maintain Plumas County's rural character with compact and walkable communities. Future development may also be approved within areas for which Community Plans or Specific Plans have been prepared. Small, isolated housing tracts in outlying areas shall be discouraged as they disrupt surrounding rural and productive agricultural lands, forests, and ranches and are difficult and costly to provide with services. Land division may be allowed outside of Planning Areas only when the resulting development complies with all applicable General Plan Policies and County Codes.

As described in Policy 1.1.1, these designated growth or Planning Areas include areas identified as Towns, Communities, Rural Places, and Master Planned Communities under the 2035 General Plan. In some cases, the Planning Areas also include smaller designated expansion areas which are located adjacent to the various Towns and Communities. A general description and characteristics of these Planning Areas is provided in **Table 3-2**.

TABLE 3-2
GROWTH (PLANNING) AREAS IDENTIFIED UNDER THE PROPOSED PROJECT

Designated Growth Area	Growth Area Definition	Representative Areas
Town	Towns are places where the highest complement of public infrastructure and services are available or can be made available. Such services consist of community water service, community sewer service, maintained year-round roads, fire, police and emergency medical services. In addition, towns serve as both the commercial and public services hubs for both local residents as well as surrounding communities.	Representative areas include: Chester, Lake Almanor Peninsula/Hamilton Branch, Greenville, East Quincy, Quincy, Graeagle, Delleker, and the City of Portola.
Communities	Communities are places where some public infrastructure and services are available. Few commercial services are present and these services generally are of the type, size and scale that serve local residents.	Representative areas include: Crescent Mills, Taylorsville, Clio, Beckwourth, Vinton/Chilcoot and La Porte.
Rural Places	Rural Places are defined as having little to no public infrastructure and services. If commercial services are present they tend to be small and often seasonal. Rural places may also consist of a grouping of homes. Planning area and rural place boundaries may be one in the same. There is little or no identified expansion area.	Representative areas include: Prattville, East Shore of Lake Almanor, Canyon Dam, Indian Falls, Keddie, Meadow Valley, Spanish Ranch, Tollgate, Bucks Lake, Twain, Belden, Tobin, Greenhorn Ranch, Sloat/Cromberg, Blairsden, C-Road, Mohawk Vista, Lake Davis and Little Grass Valley.
Master Planned Community	Master Planned Community's boundaries have been described or prescribed through their approvals and/or environmental documentation. Planning area and master planned community boundary are one in the same. There is no identified expansion area, as development potential has been specifically defined.	Representative areas include: Lake Almanor West, Gold Mountain, Valley Ranch, Grizzly Ranch and Whitehawk Ranch.
Expansion Areas	N/A	Representative areas include: Warner Valley, Dixie Valley, Genesee, Johnsville, and Frenchman Lake.

As previously described, the County (including the various Planning Areas) has been divided into various Geographic Areas (consistent with the County Supervisorial Districts). A brief description and a historical narrative of each unique Geographic Area are provided below. Current population estimates for Geographic Area are summarized in **Table 3-3**.

Almanor Geographic Area

The Almanor Geographic Area is characterized by the Lake Almanor basin, Chester along with a number of smaller communities along the shoreline of Lake Almanor. Chester serves as a gateway to Mount Lassen, with Red Bluff to the west and Susanville to the east. Key travel corridors include State Route (SR) 89, 36, 147, and County Route A13. The Rogers Field public use airport is also located near Chester.

During the Gold Rush and following years, Big Meadow (the area that was later inundated by the creation of Lake Almanor) became a popular location for escaping the heat of the Central Valley of California for hunting and fishing and a destination for cattle grazing during the warmer months. By the early 1900s, the first subdivisions were established in the Chester area. Development related to hydropower would soon change the area. By 1914, water was filling the Big Meadows area in relation to a hydropower project for Great Western Power. In addition to serving energy needs, the new Lake Almanor also provided recreational opportunities. New hotels were established in Chester as other hotels were inundated by the new lake. The establishment of a logging camp in Chester by Red River Lumber Company and the creation of Lake Almanor led to increases in Chester's population – particularly during the summer months.

The resident population within the Almanor Geographic Area is about 3,960 (see Table 3-3), with a seasonal fluctuation during the busy summer season. Lodging options include a range of hotel accommodations, campgrounds and RV resorts and vacation rentals. Local industries in Chester include tourism and timber production, although timber production has declined. Recreational opportunities in the area include fishing, hunting, boating, waterskiing and wakeboarding. Golf, horseback riding and bird watching/nature viewing are also available options. Winter recreation in this area includes snowshoeing, cross-country skiing and snowmobiling.

TABLE 3-3
2010 POPULATION ESTIMATES FOR EACH GEOGRAPHIC AREA

Geographic Area	2010 Population
Almanor Geographic Area	3,960
American Valley Geographic Area	6,660
Indian Valley Geographic Area	2,790
Mohawk Valley Geographic Area	1,840
Sierra Valley Geographic Area	4,760
Total	20,010

SOURCES:
U.S. Census 2010, Summary File 1

American Valley Geographic Area

The American Valley includes the Planning Areas of Quincy, East Quincy, Bucks Lake, and Meadow Valley. Quincy is the county seat for Plumas County with a prominent historic courthouse and historic town center. The Feather River College is located in Quincy and the Plumas-Sierra County Fairgrounds are located in East Quincy.

Rich gold deposits found near the current site of the Feather River College and at Elizabethtown initially attracted miners to the surrounding area. During the 1850's a number of ranches were established in and around Quincy. In 1850, Plumas County had not yet been established. At that time, the area was part of Butte County. Discussion of splitting Butte County to form another county area began in 1853. Residents of the area were successful in their lobbying efforts in Sacramento and Plumas County was officially created in March 1854. Quincy was designated as the county seat (chosen by the population of Plumas County in an election) and established a post office, jail and other public buildings.

The resident population within the American Valley Geographic Area is 6,660 (see Table 3-3). Key travel corridors within this geographic area include SR 70. The Gansner public use airport is also located within the Quincy Planning Area.

Indian Valley Geographic Area

Indian Valley includes the Planning Areas of Greenville, Keddie, and Taylorsville. This area initially had the largest number of Mountain Maidu residing there and has continued to be the center for the existing Mountain Maidu population.

Peter Lassen settled in Indian Valley in 1850 constructing a log cabin trading post and planting a vegetable garden the following year. Jobe Taylor (who Taylorsville is named after) also settled in the area to establish a farm after some attempts at gold mining. Taylor's property soon expanded with a home (which also served as a hotel), barn, sawmill, and a four-story gristmill. Today Taylorsville has the distinction of being the "longest continually occupied town in Plumas County's history.

The settlement of Greenville and other areas of Indian Valley grew as a result of mining activity. Additionally, lumber mills were also constructed in Indian Valley between World War I and World War II, which contributed to additional population growth in the area. However, the decline in the timber industry has also lead to reduced economic and resident population levels.

The resident population within the Indian Valley Geographic Area is 2,790 (see Table 3-3). Key travel corridors within this geographic area include SR 89 and County Road A22.

Mohawk Valley Geographic Area

The Mohawk Valley Geographic Area includes a number of Planning Areas, including Blairsden, Clio, Delleker, Gold Mountain, La Porte, Little Grass Valley, Whitehawk Ranch, and Graeagle. The resident population within this geographic area is 1,840 (see Table 3-3). Key travel corridors within this geographic area include SR 70, 89 and County Road A15.

In the 1850's, agriculture was established in the Mohawk Valley area. Later, the area also became a center for timber activity with mills constructed that followed in the early 1900's. Over time a small community formed around mill operations in Clio and the surrounding area. Housing for workers was constructed, a grocery was opened and by 1918 the Davies Mill post office was established.

In 1919 the California Fruit Exchange of Sacramento purchased Davies Mill. Lumber from the mill was needed by the fruit exchange for fruit boxes used in shipping produce. Around this time the name for Davies Mill was changed to Graeagle and California Fruit Exchange changed the name of the mill operations to Graeagle Lumber Company.

By the 1950's the widespread use of cardboard for shipping containers and the extensive logging prior to this time period resulted in the closure of the mill in Graeagle. By 1957, the logging equipment had been sold and taken to other active logging sites and the mill and associated buildings and land was purchased by Harvey West, a timber operator from Placerville.

During the 1960's the first subdivisions in Graeagle were established and the creation of the first golf course in Graeagle was underway by the late 1960's. Today Graeagle is well-known as a destination resort for golfing, tennis and outdoor pursuits such as camping, hiking and fishing.

Sierra Valley Geographic Area

The Sierra Valley Geographic Area includes the Planning Areas of Beckwourth, Grizzly Ranch, and the City of Portola. The resident population within this geographic area is 4,760 (see Table 3-3). Key travel corridors within this geographic area include SR 70, 89, 49, 284 and County Roads A15, A23, and A24. The Nervino public use airport is also located within this geographic area.

This portion of the County functions as a gateway for travelers that approach from the Reno area. The City of Portola has the distinction of being the only incorporated city in Plumas County. Portola includes the site of an important rail yard during the construction of the Western Pacific Railroad in the early 1900's. An annual Railroad Days celebration marking the history of the Western Pacific and other railroads associated with early timber production years in this part of Plumas County is held in the City of Portola.

The planning area also includes the historic town of Beckwourth, named for James P. Beckwourth a renowned mountain man and trapper who settled the area in the 1850's. Portola and Beckwourth were both important commercial centers although, during prohibition and partially related to fires that occurred in Beckwourth, Portola became the primary trade center for this part of Plumas County.

Located in the eastern portion of Plumas County, Sierra Valley includes Lake Davis, Frenchman Lake (both manmade lakes created in the 1960's) and portions of the Middle Fork of the Feather River, thereby, offering recreational opportunities to residents and visitors.

Climate Change and the Proposed Project

Climate change may be one of the greatest challenges facing the Sierra Nevada region in the coming decades. The potential changes will pose challenges to the environment, economies and communities. These challenges have become an increasing concern in California, the nation, and the world. Climate change is presently thought to be both naturally occurring and induced by increases in the amounts of carbon dioxide (CO2) and other greenhouse gas emissions (GHGs) in the earth's atmosphere attributable to the burning of fossil fuels.

Evidence has been steadily growing that human activities have helped speed and magnify changes in the global climate. The burning of fossil fuels, mostly coal, oil, and natural gas, is the primary manmade cause of GHGs, a fact that has led to calls for increased energy efficiency and use of renewable sources of energy.

Since 2005, there have been a number of legislative and other regulatory changes that address GHG impacts from land use planning decisions. This Executive Order and other legislation consist of the following:

- Governor Schwarzenegger issued **Executive Order S-3-05** in June 2005, setting GHG emission targets for the State to meet, starting with a reduction to 2000 GHG emission levels by 2010, 1990 levels by 2020 and concluding with a reduction to 80% below 1990 numbers by 2050. This order directed the California Environmental Protection Agency (CAL EPA), Business, Transportation and Housing Agency, California Air Resources Board (CARB), the California Energy Commission, and the Public Utilities Commission (PUC) to work together to develop a Climate Action Plan and report back on progress on meeting the Statewide targets.
- In 2006, Governor Schwarzenegger signed **Assembly Bill 32,** which established the first set of limits on GHG emissions for the state of California and put into place the regulatory framework needed to reach those targets. AB 32 set the 1990 GHG emissions level as a target to be achieved by 2020. In order to meet this goal, CARB has developed GHG emissions reporting procedures.
- In 2007, **Senate Bill 97** was signed and directed the Governor's Office of Planning and Research (OPR) to prepare, develop, and transmit to the California Natural Resources Agency guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions, as required by CEQA, no later than July 1, 2009. The California Natural Resources Agency was required to certify or adopt those guidelines by January 1, 2010. On December 30, 2009, the Natural Resources Agency adopted the state CEQA Guidelines amendments, as required by SB 97. These state CEQA Guidelines amendments provide guidance to public agencies regarding the analysis and mitigation of the effects of GHG emissions in draft CEQA documents. The amendments were reviewed by the Office of Administrative Law and became effective March 18, 2010.

- In 2008, Governor Schwarzenegger signed **Senate Bill 375**, which sets out planning concepts intended to reduce vehicle travel by promoting more compact development; ideas which are incorporated in this General Plan. A goal of SB 375 is to help curb GHG emissions. Taken together, both S-3-05 and AB 32 set statewide emission targets. While explicit thresholds and requirements have yet to be developed, various state agencies have begun to examine proposed land use plans and specific projects for their potential GHG impacts.

On a parallel process to the 2035 Plumas County General Plan Update, the County is implementing a three step process to address climate change issues specific to the County. These steps include the creation of an inventory of existing GHGs and a plan to reduce these emissions as more fully described below:

Step 1: GHG Inventory

A GHG inventory will provide the County with the tools to better understand the level of GHGs that are currently being emitted, where these emissions come from, and how they are projected to increase over time. To calculate the level of GHGs a community emits within a given year, data on source production is collected and converted into an equivalent of CO2. This provides a baseline against which the County can track its progress on lowering GHG emissions. Additionally, by taking into account population and job growth rates, an agency can predict what its GHG emissions will be in the future.

Step 2: GHG Reduction Plan

A GHG Reduction Plan (GHGRP) or Climate Action Plan (CAP) identifies ways in which a city, county, or community can reduce GHG emissions and addresses adaptation to the inevitable effects of climate change. A typical target for a CAP is a 15% reduction below 2005 levels by 2020. A CAP outlines transportation, land use, energy use, and waste production measures to achieve its target and proposes a timeline for implementation. Climate Action Plans are becoming increasingly popular as a way to spread awareness of climate change, to reduce an area's impact on the environment, and to save money on energy bills. Additionally, when referenced in General Plans and environmental documents, Climate Action Plans signify a public agency's efforts to combat climate change.

Step 3: Develop a Strategy for Carbon Sequestration

Beyond reducing emissions of GHGs, Plumas County's extensive forests will play a role in combating climate change by sequestering carbon—the CO2 created by the burning of fossil fuels is turned into the structure of the trees themselves and removed from the atmosphere. A report by the United States Department of Agriculture says of forests:

> *"Sustainable forestry practices can increase the ability of forests to sequester atmospheric carbon while enhancing other ecosystem services, such as improved soil and water quality. Planting new trees and improving forest health through thinning and prescribed burning are some of the ways to increase forest carbon*

in the long run. Harvesting and regenerating forests can also result in net carbon sequestration in wood products and new forest growth."

Directing new growth into established towns and communities where opportunities for increasing bike, pedestrian and transit systems where they are more appropriate and realistic will help lower transportation related GHG emissions. Improving building energy efficiency standards and promoting the use of renewable sources including wind, solar, hydropower, and geothermal will lower emissions as well as consumption of fossil fuels in the County as a whole. Planning for climate change provides strategies that can also address other issues that affect community livability and sustainability. With rising energy and fuel costs, plans that direct more compact patterns of development which encourage and facilitate the placement of employment in close proximity to housing can significantly reduce miles traveled to work, reducing personal transportation costs and public infrastructure costs. A plan that supports and facilitates locally grown and processed meats and produce can provide less expensive and healthier food options that don't carry the typical associated transportation costs. Plumas County's General Plan Update has integrated goals and policies that address Plumas County planning needs with strategies that address or mitigate climate change.

Specific goals in the goals and policies listed in each Element section have been "tagged" with the following symbol as shown below:

9.3 Climate Change Adaptation

W 9.3	To ensure that the County proactively develops policies and programs, and makes decisions that address the future challenges posed by climate change including prolonged flooding, and water quality/aquatic resources impacts.

This symbol denotes the specific goals and the policies that when consolidated, will serve as the basis for the County's CAP.

Population Growth under the General Plan

Analysis Assumptions and Methodology

This DEIR will analyze impacts at the 2035 planning horizon. Once adopted, the 2035 Plumas County General Plan will serve as the basis for population growth projections in unincorporated Plumas County. Given the historic county growth rate and the development patterns established under the proposed project, it would be highly unlikely and next to impossible for every parcel in the County to develop to its maximum potential within the 2035 planning horizon. Therefore, the DEIR analysis focuses on growth that is reasonably foreseeable to occur within the 2035 planning horizon. Longer-term growth (or full build-out) is described further below under the section "Full Build-out Beyond 2035" of this chapter.

Countywide growth assumptions developed for the proposed project are based on historic trends, a review of available literature regarding trends in second homeownership, and countywide

population and housing unit projections. These assumptions are summarized below, with additional detail provided in the market/growth analysis developed for the proposed project provided in **Appendix B** of this DEIR.

Historic Population and Housing Growth

The County's permanent residential population grew by 1,085 persons (5.5 percent) between 1990 and 2000, reaching a high of 20,824 residents, before losing 817 residents (-3.9 percent) between 2000 and 2010 (see Appendix B and **Table 3-4**). During the same time period, the average household size decreased steadily from 2.43 persons per household in 1990, to 2.31 persons per household in 2000, with a further drop to 2.23 persons per household by 2010.

TABLE 3-4
HISTORIC POPULATION AND HOUSING TRENDS FOR PLUMAS COUNTY – 1990 TO 2010

	1990	2000	2010	1990 -2000 Growth		2000 – 2010 Growth	
Population	19,739	20,824	20,007	1,085	5.5%	(817)	-3.9%
Households	8,125	9,000	8,977	875	10.8%	(23)	-0.3%
Average Household Size	2.43	2.31	2.23				
Housing Units	11,942	13,386	15,566	1,444	12.1%	2,180	16.3%

SOURCES:
U.S. Census 2010, Summary File 1; U.S. Census 2000, Summary File 1; U.S. Census 1990, Summary File 1; American Community Survey, 2008-2010; BAE, 2011.

Housing Stock and Vacation Homes

In regards to the County's stock of housing, recent historic growth in County housing units has consistently exceeded the County's residential population growth over the past two decades. Between 1990 and 2000, the housing stock grew by 12.1 percent, or 1,444 units, even though the number of resident households grew by only 10.8 percent during the same time period. These trends became even more marked during the nationwide housing boom between 2000 and 2010, during which time the Plumas County housing stock increased by16.3 percent, or 2,180 units, even as the number of resident households dropped by 0.3 percent. In other words, the trend of housing production outpacing local population needs dates back to the 1990s, though it became more pronounced in the 2000s.

Vacation homes are common in Plumas County. The number of housing units categorized as "seasonal, recreational, or occasional use" grew from 3,054 units in 1990 to 3,346 units in 2000, and then to 5,230 in 2010. This represented an increase of 9.6 percent in the 1990s, a rate slightly below the overall housing growth rate of 12.1 percent, which boomed in the 2000s, growing by 56.3 percent even as the overall housing inventory increased by only 16.3 percent. This sudden burst in vacation home construction was likely due to a number of factors including the nationwide housing boom, the increased interest in mountain recreation opportunities outside of the Tahoe region, increasing income levels among households residing in the upper Sacramento Valley, and the large numbers of baby boomers reaching the age and financial security status where second home purchases are most attractive.

Existing Land Use and Future Development Capacity

Under the proposed project, the acreages of each land use designation are identified in **Table 3-5**, with a breakdown of acreage for each growth area within the County's Planning Areas provided in **Table 3-6**. As expected, the largest land use types include Timber Resource Lands (1,413,750 acres or 86% of total land use) and Agricultural Preserve (100,230 acres or 6% of total land use). The City of Portola accounts for less than 1% of total acreage (3,490 acres). Single Family Residential land use accounts for 8,940 acres (just under 1%), with 8,428 acres (see Table 3-6) focused within the County Planning Areas.

TABLE 3-5
2035 PLUMAS COUNTY GENERAL PLAN UPDATE LAND USE ACREAGES

Land Use	Total Acreage
Single Family Residential	8,940 acres
Multiple Family Residential	690 acres
Suburban Residential	8,720 acres
Secondary Suburban Residential	22,860 acres
Rural Residential	25,580 acres
Limited Access Rural Residential	560 acres
Agricultural Preserve	100,230 acres
Agriculture and Grazing	9,430 acres
Commercial	1,890 acres
Industrial	2,430 acres
Mining Resource Lands	1,980 acres
Timber Resource Lands	1,413,780 acres
Resort and Recreation Lands	9,230 acres
Open Space – Significant Wetlands	180 acres
City of Portola	3,490 acres
Lake	38,640 acres
TOTAL:	**1,648,630 acres**

TABLE 3-6
SUMMARY OF ACREAGE WITHIN EACH PLANNING AREA BY GENERAL PLAN LAND USE DESIGNATION

Land Use Designation	Town	Communities	Rural Places	Master Planned Communities	Portola Sphere	Expansion Areas
Significant Wetlands	38	N/A	4	N/A	N/A	1
Agricultural Preserve	3	12	13	217	949	787
Agriculture and Grazing	57	2	72	N/A	N/A	66
Timber Resource Land	239	N/A	1,175	152	40	3,288
Mining Resource Lands	53	N/A	5	N/A	76	128
Single-Family Residential	6,752	467	540	483	120	66
Multiple-Family Residential	678	4	N/A	N/A	2	8
Rural Residential	609	1	2,100	N/A	284	3,568
Suburban Residential	104	197	1,195	1,458	318	4,192
Secondary Suburban Residential	292	57	4,384	1,693	922	5,953
Limited Access Rural Residential	1	N/A	116	1	7	430
Commercial	1,019	129	44	1	51	525
Industrial	524	128	177	5	179	1,238
Resort and Recreation Lands	2,172	42	713	127	15	908
Lake	1	N/A	14	1	N/A	N/A
Total Acres	12,542	1,039	10,552	4,138	2,963	21,158

SOURCES: County of Plumas, 2011

The existing development capacity (i.e., vacant residential lots, etc.) within each Geographic Area of the County is summarized in **Table 3-7**.

TABLE 3-7
EXISTING DEVELOPMENT CAPACITY BY GEOGRAPHIC AREA

Geographic Area	Subdivision Acres	Developed Acres	Undeveloped Acres
Almanor Geographic Area	3,711	2,220 (60%)	1,045
American Valley Geographic Area	1,890	1,172 (62%)	600
Indian Valley Geographic Area	2,481	1,263 (51%)	1,042
Mohawk Valley Geographic Area	5,489	2,814 (51%)	2,322
Sierra Valley Geographic Area	4,485	2,229 (50%)	1,936

SOURCES: County of Plumas, 2010

Projected Population and Housing Growth to 2035

The year 2035 is used as the "planning horizon," reflecting the planning period of the proposed project. Consistent with the recommendations of the State General Plan Guidelines (see: Office of Planning and Research, 2003, pages 13–14) Plumas County has chosen a general plan horizon of

approximately 25 years. As previously described, the DEIR will examine impacts between 2010 and 2035.

Growth assumptions contained under the proposed project for the 2035 planning horizon are derived from long-term population growth projections, as published by the State Department of Transportation (Caltrans) and by the State Department of Finance (DOF). The DOF projects growth for the cities and the unincorporated area within each county for purposes of transportation planning and the allocation of regional housing needs. These growth projections through 2035 are summarized in **Table 3-8**.

TABLE 3-8
OVERALL POPULATION AND HOUSING UNIT PROJECTIONS FOR PLUMAS COUNTY - 2010 TO 2035

							2010-2035		
	2010	2015	2020	2025	2030	2035	Overall Change	Percent Change	Average Annual Increase
Plumas County									
Population (DOF Estimate)	21,824	N/A	22,934	N/A	24,530	N/A	2,706	12.4%	0.6%
Population (Caltrans Estimate)	20,155	20,332	20,907	21,460	21,882	22,263	1,727	8.6%	0.4%
Housing Units[a]	15,649	16,529	17,518	18,560	19,591	20,606	3,942	25.2%	1.1%
Regional Area[b]									
Population (DOF Estimate)	1,024,851	N/A	1,267,736	N/A	1,514,690	N/A	489,839	47.8%	2.0%
Population (Caltrans Estimate)	1,016,158	1,090,807	1,174,255	1,259,065	1,340,873	1,418,756	324,715	32.0%	1.4%
Housing[a]	441,846	473,140	507,749	544,438	580,079	614,917	138,233	31.3%	1.4%

a. The estimated housing unit figures take into account 2010 U.S. Census data, as well as Caltrans projections for new homes permitted.
b. The Regional Area includes: Butte, Colusa, Glenn, Lassen, Nevada, Placer, Plumas, Sierra, Sutter, Tehama, and Yuba Counties.

SOURCES: California Department of Transportation, 2010-2035; California Department of Finance, 2000–2050; U.S. Census 2010, Summary File 1; BAE, 2011.

2035 Planning Horizon

As more fully described in the Housing and Population Projections Memorandum (see Appendix B) of the DEIR, an estimate of the potential countywide increase in housing units that would be constructed and occupied by permanent residents versus those units that would be used for seasonal/vacation use during the 2035 Planning Horizon was developed. Of the total increase in housing units, approximately 1,065 could be expected to be occupied by permanent residents, and 3,700 could be expected to be used as seasonal or vacation homes, with the remainder of approximately 200 new homes likely to be vacant while for sale or for rent. Based on these figures, over the course of 25 years, the supply of permanently occupied homes would increase by 12 percent, in pace with projected population growth, and the supply of seasonal/vacation homes would be expected to increase by about 70 percent. These projections point to a notable increase in the supply of Plumas County seasonal/vacation homes, a finding consistent with the

increasing popularity of such homes during the past two decades, while assuming a slowing in the rate of construction compared to the housing boom of the 2000s.

The overall growth model assumes that the housing vacancy rate during future time periods will approximate the average vacancy rate since 1990, or 7.6 percent, as recorded by the U.S. Census. The model further assumes that the supply of permanently-occupied housing stock will continue to grow by approximately 43 housing units per year, which was the average growth rate for such units between 1990 and 2010 according to the U.S. Census. It assumes that the population decline observed in the 2000 to 2010 period would be reversed, with increasing population supported by the growth in the tourism economy tied to Plumas County's status as a tourism and recreation destination, among other industry sectors. The population growth assumption is consistent with Caltrans and DOF projections, which both predict steady but relatively small growth in the number of Plumas County residents during the coming four decades.

The allocation of future housing units within each Geographic/Planning Area (see **Table 3-9)** was then based on the proportion of building permits issued within each individual Planning Area from 2000 to 2010, for both Plumas County and the City of Portola. It's important to note that while no building permits were issued for development in Little Grass Valley, Blairsden, Tobin, Belden, or Tollgate during this time frame, a modest level of future development was estimated based on potential development capacity.

Population projections are also provided by Planning Area in Table 3-9. Population projections were determined using the average household size (2.23) provided in Table 3-4 for 2010. As shown in the table, both the Almanor and Mohawk Valley Geographic Areas are assumed to have the majority of new population growth (associated with new housing growth) by 2035.

TABLE 3-9
ALLOCATION OF FUTURE PLUMAS COUNTY DWELLING UNITS AND POPULATION GROWTH BY GEOGRAPHIC AND PLANNING AREA – 2012 TO 2035

	Number of Future New Dwelling Units and Populations		
	Primary Homes (Population)	**Second Homes (Population)**	**Total (Population)**
Almanor Geographic Area			
Canyon Dam	1	2	3
Chester	134	70	204
Lake Almanor Peninsula / LACC / Hamilton Branch	234	1,327	1,561
Lake Almanor West	39	126	165
Lake Almanor – East Shore	3	8	11
Prattville	1	26	27
Warner Valley (outside of Planning Area)	13	6	19
Subtotal:	***425 (948)***	***1,565 (3,490)***	***1,990 (4,438)***
American Valley Geographic Area			
Bucks Lake	0	73	73
East Quincy / Quincy	160	41	201
Meadow Valley	10	54	64

TABLE 3-9 (continued)
ALLOCATION OF FUTURE PLUMAS COUNTY DWELLING UNITS AND POPULATION GROWTH BY GEOGRAPHIC AND PLANNING AREA – 2012 TO 2035

	Number of Future New Dwelling Units and Populations		
	Primary Homes (Population)	**Second Homes (Population)**	**Total (Population)**
Spanish Ranch	1	1	2
Tollgate	1	1	2
Planning Area Subtotal:	***172 (384)***	***170 (379)***	***342 (763)***
Indian Valley Geographic Area			
Beldon	1	0	1
Crescent Mills	6	12	18
Genesee (outside of Planning Area)	2	2	4
Greenville	23	172	195
Indian Falls	1	0	1
Keddie	1	2	3
Taylorsville	14	29	43
Tobin	1	0	1
Twain	6	4	10
Subtotal:	***55 (123)***	***221 (492)***	***276 (615)***
Mohawk Valley Geographic Area			
Blairsden	0	2	2
C-Road	3	4	7
Clio	4	20	24
Delleker	32	22	54
Gold Mountain	0	342	342
Graeagle	94	378	472
Greenhorn Ranch	13	75	88
Johnsville (outside of Planning Area)	2	12	14
La Porte	6	95	101
Little Grass Valley	0	2	2
Mohawk Vista	10	8	18
Sloat / Cromberg	19	43	62
Valley Ranch	6	36	42
Whitehawk Ranch	6	277	283
Subtotal:	***195 (435)***	***1,316 (2,935)***	***1,511 (3,370)***
Sierra Valley Geographic Area			
Beckwourth	15	42	57
City of Portola	55	4	59
Portola Sphere of Influence	78	70	148
Dixie Valley	2	2	4
Frenchman Lake	5	4	9
Grizzly Ranch	26	124	150
Lake Davis	2	160	162

TABLE 3-9 (continued)
ALLOCATION OF FUTURE PLUMAS COUNTY DWELLING UNITS AND POPULATION GROWTH BY GEOGRAPHIC AND PLANNING AREA – 2012 TO 2035

	Number of Future New Dwelling Units and Populations		
	Primary Homes (Population)	**Second Homes (Population)**	**Total (Population)**
Sierra Valley	1	2	3
Vinton / Chilcoot	34	20	54
Subtotal:	***218 (486)***	***428 (954)***	***646 (1,440)***
Total	**1,065 (2,375)**	**3,700 (8,251)**	**4,765 (10,626)**

Full Buildout Beyond 2035

Full build-out under the County's 2035 General Plan Update is identified in **Table 3-10**. Given the long-term nature associated with build-out of the County, residential growth was chosen as the indicator of full build-out, as it can be relatively constant to measure and easier to extrapolate than other factors. Commercial and industrial parcels were assumed to be fully developed at the same time that housing build-out is reached. Residential growth was estimated using allowed densities for each land use for the primary generating land uses (those associated with single family residential development).

As shown in Table 3-10, full build-out resulting from implementation of the proposed project would result in 65,548 housing units, with an estimated population of 146, 172. Using a similar growth rate to that assumed for the 2035 Planning Horizon, general plan build-out would occur over a three hundred year timeframe (year 2320). This estimate is intended to represent a conservative estimate of growth and does not consider a variety of site-specific elements (environmental considerations, hazards, availability of utilities and fire protection service) that could result in less (or additional) development potential as that currently assumed by the various land use designations.

Predicting the amount and possibility of growth over a three hundred year time period can be influenced by a variety of factors (including environmental considerations and technological changes). Consideration of these factors makes identifying environmental impacts over a three hundred year time period extremely speculative, if not completely meaningless. For example, the availability of resources (such as oil and gasoline) and possible technological changes in automobiles make estimating the number of associated vehicle trips extremely uncertain or speculative. Due to this uncertainty over what life might be like over the next 300 years, the DEIR focuses the impact analysis on reasonably foreseeable growth or that occurring during the 2035 Planning Horizon.

TABLE 3-10
GENERAL PLAN DEVELOPMENT POTENTIAL

Land Use	Total Acreage (Primary Zoning/Density)	Total Units	Population Estimate (2.23 persons per household)
Single Family Residential	8,940 total acres (2,680 2-R) (4,400 3-R) (1,860 7-R)	31,580 total units (5,360 units) (13,200 units) (13,020 units)	70,420
Multiple Family Residential	690 total acres (21.8 units per acre)	15,040 total units	33,540
Suburban Residential	8,720 total acres (8,720 S-1)	8,720 total units	19,450
Secondary Suburban Residential	22,860 total acres (22,860 S-3)	7,620 total units	16,990
Rural Residential	25,580 total acres (25,580 R-10)	2,560 total units	5,710
Limited Access Rural Residential	560 total acres (560 R-20)	28 total units	62
Total		**65,548 total units**	**146,172**

3.4 Regulatory Requirements and Approvals

The proposed project would require the approval of a number of discretionary actions by the Board of Supervisors. According to Sections 15050 and 15367 of the CEQA Guidelines, the County is designated as the Lead Agency for the project under CEQA. Because the proposed project is an update to the County's existing general plan, no additional discretionary actions or approvals by other agencies are necessary for the proposed project. As future individual actions are taken pursuant to the proposed project, either by individual land owners or by the County itself, other agencies may need to grant their approvals.