

Colusa Local Agency Formation Commission

Special Meeting Agenda

Thursday – March 21, 2024

**Board of Supervisors Chambers
546 Jay Street
Colusa, CA.**

3:00 PM

**1. Call to Order/Roll Call
Commissioners**

Katherine Dunlap, (Vice-Chair
Williams, City)
Janice Bell (County)
Greg Ponciano (Chair, Colusa, City)
Merced Corona (County)
Brandon Ash (Public)

Alternates

Ryan Codorniz (City Alternate)
John Loudon, (Public Member Alternate)
Kent Boes (County)

Staff

Paige Hensley, Clerk
John Benoit, Executive Officer
P. Scott Browne, Legal Counsel

2. The minutes from the February 1st, 2024 LAFCo meeting will be on the next LAFCo Agenda

Action:

- a. *Approve minutes from the January 4, 2024 LAFCo meeting*

3. Public Comment

This is the time for the public to address the Commission on any matter not on the agenda. Testimony related to an item on the agenda should be presented at the time that item is considered

4. Consent Agenda

Action:

- a. Payment of claims for the months of February and March 2024.

5. Correspondence:

Public Hearings

6. Williams Service Review and Sphere of Influence

- a. *Receive Executive Officer's Report*
- b. *Consider Resolution 2024-0001 approving a Service Review for services provided by the City of Williams*
- c. *Consider LAFCo Resolution 2024-0002 approving a Sphere of Influence update for the City of Williams*

7. LAFCo 2024-2025 Proposed Budget

- a. *Receive Executive Officer's Report*
- b. *Hold Budget Discussion and consider Resolution 2024-0003*

CLOSED SESSION:

8. Closed Session: Personnel Matters (Section 54957(b) (1) Review and Disussion of Candidtes for Executive Officer.
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| <ul style="list-style-type: none">a. <i>The Commission will review materials received to date from interested candidates for the Executive Officer position and will interview some candidates. Direction will be given to Staff.</i> |
|---|

9. Executive Officer's Report:

*700 Forms due April 1st
Calafco Annual Conference Teneya Lodge Fish Camp Oct 16-18, 2024
Colusa Basin Drainage District Status
Projects: Cortina CSD, City of Colusa WWTP #2*

10. Commissioner Reports - Discussion

This item is placed on the agenda for Commissioners to discuss items and issues of concern to their constituency, LAFCO, and legislative matters

11. Adjourn the next regular LAFCo meeting be on May 2nd 2024 and cancel the April 4th Regular LAFCo meeting.

Any member appointed on behalf of local government shall represent the interests of the public as a whole and not solely the interest of the appointing authority Government Code Section 56331.4

Pursuant to Government Code Section 54954.2, Commission members may make a brief announcement or report on activities. Commission members may also provide a reference to staff or other resources for factual information, request staff to report back to the Commission at a subsequent meeting concerning any matter, or take action to direct staff to place a matter of business on a future agenda.

Public Comment

Members of the public may address the Commission on items not appearing on the agenda, as well as any item that does appear on the agenda, subject to the following restrictions:

- Items not appearing on the agenda must be of interest to the public and within the Commission's subject matter jurisdiction.
- No action shall be taken on items not appearing on the agenda unless otherwise authorized by Government Code Section 54954.2 (known as the Brown Act, or California Open Meeting Law).
- The total amount of time allotted for receiving public comment may be limited to 15 minutes.

- Any individual's testimony may be limited to 5 minutes. Time to address the Commission will be allocated on the basis of the number of requests received.

Public Hearings

Members of the public may address the Commission on any item appearing on the agenda as a Public Hearing. The Commission may limit any person's input to 5 minutes. Written statements may be submitted in lieu of or to supplement oral statements made during a public hearing.

Agenda Materials

Materials related to an item on this agenda submitted to the Commission after distribution of the agenda are available for review for public inspection in the Colusa County Clerk's office located at the Colusa County Courthouse 546 Jay Street, Colusa CA. [such documents are also available on the Colusa LAFCO website as noted below to the extent practicable and subject to staff's ability to post the documents prior to the meeting].

Accessibility

An interpreter for the hearing-impaired may be made available upon request to the Executive Officer 72 hours before a meeting. The location of this meeting is wheelchair-accessible.

Disclosure & Disqualification Requirements

Pursuant to Government Code Sections 56100.1, 56300(b), 56700.1, and 81000 et seq., and Colusa LAFCO's Policies and Procedures for the Disclosure of Contributions and Expenditures in Support of and Opposition to Proposals, any person or combination of persons who directly or indirectly contribute \$1000 or more or expend \$1000 or more in support of or opposition to a change of organization or reorganization that has been submitted to Colusa LAFCO must comply with the disclosure requirements approved by Colusa LAFCO. These requirements contain provisions for making disclosures of contributions and expenditures at specified intervals. Additional information may be obtained at the Colusa County Elections Department 546 Jay Street, Colusa, CA 95932. (530) 458-0500

A LAFCO Commissioner must disqualify herself or himself from voting on an application involving an "entitlement for use" (such as an annexation or sphere amendment) if, within the last twelve months, the Commissioner has received \$250 or more in campaign contributions from the applicant, any financially interested person who actively supports or opposes the application, or an agency (such as an attorney, engineer, or planning consultant) representing the applicant or an interested party. The law (Government Code Section 84308) also requires any applicant or other participant in a LAFCO proceeding to disclose the contribution amount and name of the recipient Commissioner on the official record of the proceeding.

Contact LAFCO Staff LAFCO staff may be contacted at (530) 619-5128 or by mail at Colusa LAFCO P.O. Box 2694, Granite Bay Ca 95746 or by email at j.benoit4@icloud.com

Webpage Reports, agendas, minutes and general information about LAFCO are available on the LAFCO Webpage at www.colusalafco.org

Colusa Local Agency Formation Commission

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CLAIMS

February and March 2024

Authorize payment of the following claims:

FY 2023-2024 EXPENSES:

Claims for Feb and March 2024:

Feb 1, 2024	Staff Svcs and Expenses January 2024	\$ 7,637.77
March 1, 2024	Staff Svcs and Exp. –February 2024	\$ 5,021.97
12.16-23-1-15.24	Legal Svcs. P. Scott Browne	\$ 2,229.00
1.16.24-2.15.24	Legal Svcs P. Scott Browne	\$ 2,229.00
TOTAL:		\$ 17,117.74

DATED: March 21, 2024

APPROVED: March 21, 2024

Greg Ponciano , Chair or Katherine Dunlap, Vice-Chair
Colusa Local Agency Formation Commission

Attest:

John Benoit
Executive Officer

2023-2024

Acct 520-500

City Expenditure Titles Expenditure Category City Coding	Ex Officer Cont Executive Off. Co	Clerical Support Clerical Suppt	Workers Com Workers Com	Contactural Lgl Services	Liability Insurance	Office Exp Office Suppl	Postage and Postage	Copies Copies	Dues-Subs Memberships
	7338	7320	7016	7321	7315	7339	7322	7322	7319
	\$53,523.46	\$3,657.00	\$50.00	\$26,761.73	\$2,919.00	\$375.00	\$500.00	\$750.00	\$2,027.00
Calafco Dues 2022-2023 (2022-06)									-\$1,486.00
SDRMA Insurance 22-23 #72123					-\$2,807.81				
Calafco Reg JB,Jb,KD, GP &RC									
Browne Ending 7.15.23				-\$2,229.00					
Staff Svcs July 2023	-\$4,458.00	-\$175.00				-\$32.20	-\$1.39	-\$30.70	
Browne Endingn 8.15.2023				-\$2,229.00					
Staff Svcs August 2023	-\$4,458.00					-\$15.00			
Staff Svcs Sept 2023 2024-07	-\$4,458.00					-\$20.00			
Browne Ending 9.15.23				-\$2,229.00					
Browne Ending 10.15.23				-\$2,229.00					
Browne Ending 11.15.23				-\$2,229.00					
r4rr	-\$4,458.00							-\$60.00	
Staff SVCS NOVEMBER 2023	-\$4,458.00						-\$2.00	-\$3.50	
CSDA 2024 Member Invoice									-\$500.00
Conf Reimb Ponciano for Colusa									
Conf Reimb Janice Bell Colusa									
Staff Svcs December 2023	-\$4,458.00	-\$637.50						-\$1.00	
Browne ending 12.15.23				-\$2,229.00					
Staff Svcs January 2024	-\$4,458.00					-\$19.95		-\$35.00	
Browne Ending 1.15.24				-\$2,229.00					
Staff Svcs Feb 2024	-\$4,458.00							-\$10.00	
Browne ending 2.15, 2004				-\$2,229.00					

Total Expended In FY 22-23	-\$35,664.00	-\$812.50	\$0.00	-\$17,832.00	-\$2,807.81	-\$87.15	-\$3.39	-\$140.20	-\$1,986.00
Total Remaining in FY 22-23	\$17,859.46	\$2,844.50	\$50.00	\$8,929.73	\$111.19	\$287.85	\$496.61	\$609.80	\$41.00

**Resolution 2024-0001 of the
Colusa Local Agency Formation Commission**

*Approving a Municipal Service Review for Services Provided by
the City of Williams
and Adopting Written Determinations Thereon*

WHEREAS, California Government Code Section 56425 requires that a Local Agency Formation Commission ("LAFCO") adopt and periodically review Sphere of Influence Plans for all agencies in its jurisdiction; and,

WHEREAS, California Government Code Section 56430 requires that a LAFCO conduct a review of the municipal services provided by and within an agency prior to updating or adopting its Sphere of Influence Plan; and,

WHEREAS, the Sphere of Influence Plan is the primary planning tool for LAFCO and defines the probable physical boundaries and service area of a local agency as determined by LAFCO; and,

WHEREAS, on June 3rd, 2004, the Commission adopted its Work Plan and included a schedule for initiation of Municipal Service Reviews (MSRs) and Spheres of Influence; and

WHEREAS, the Commission adopted Resolution 2009-0009 on May 7th, 2009 containing policies and standards related to the preparation of MSRs and has amended and updates its policies and standards several times, all of which applies to this MSR for services provided by the City of Williams; and,

WHEREAS, at the time and in the manner provided by law, the Executive Officer gave notice of the date, time, and place of a public hearing by the Commission for services provided the City of Williams, including approval of the report and adoption of the written determinations contained therein; and,

WHEREAS, the Commission hereby determines that the hearing draft of the Municipal Service Review for services provided by the City of Williams and written determinations contained therein will provide information for updating the Sphere of Influence for the City of Williams in Colusa County, and is otherwise consistent with the purposes and responsibility of the Commission for planning the logical and orderly development and coordination of local governmental agencies so as to advantageously provide for the present and future needs of the county and its communities; and,

WHEREAS, in making this determination, the Commission has considered the documentation on file in this matter; and,

WHEREAS, the Commission has heard all interested parties desiring to be heard and has considered the proposal and report by the Executive Officer and all other relevant evidence and information presented at said hearing;

NOW, THEREFORE, the Colusa Local Agency Formation Commission hereby resolves, orders and determines the following:

- 1) The Municipal Service Review for Services provided by the City of Williams, attached hereto as Exhibit A, is approved and the written determinations presented in the Municipal Service Review report are hereby adopted.
- 2) LAFCO staff is further ordered to proceed as appropriate with update to the Sphere of Influence services provided by the City of Williams.
- 3) LAFCO staff is further ordered to forward copies of this resolution containing the adopted Municipal Service Review to the City of Williams.

The foregoing resolution was duly passed by the Colusa Local Agency Formation Commission at a regular meeting held on March 21, 2024 by the following roll call vote:

Ayes:

Noes:

Absentions:

Absent:

Signed and approved by me after its passage this twenty-first day of March 2024.

Greg Ponciano, Chair or Katherine Dunlap Vice-Chair
Colusa LAFCO

Attest:

John Benoit, Executive Officer
Colusa LAFCO

COLUSA LOCAL AGENCY FORMATION COMMISSION

Resolution No. 2024-0002

A Resolution Making Determinations and Approving A Sphere of Influence Plan Update for the City of Williams

RESOLVED, by the Colusa Local Agency Formation Commission, that

WHEREAS, Government Code Section 56425 requires each Local Agency Formation Commission to adopt and periodically review and update a Sphere of Influence Plan for each local governmental agency within its jurisdiction; and

WHEREAS, the Local Agency Formation Commission, in compliance with the aforementioned requirement, is providing a "plan for the probable physical boundaries and service area" for the City of Williams; and

WHEREAS, at the times and in the form and manner provided by law, the Executive Officer has given notice of the public hearing by the Commission on this matter; and

WHEREAS, a municipal service review mandated by Government Code Section 56430 was conducted by the Colusa Local Agency Formation Commission and adopted on March 21, 2024 (LAFCo Resolution 2024-0001) in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 et seq.); and

WHEREAS, the City of Williams proceeded with a General Plan Update that expressly included within its scope a proposed updated sphere for the City of Williams and acted as lead agency under CEQA for the proposed sphere; and

WHEREAS, the City of Williams prepared and certified an Environmental Impact Report (SCH#2100072071) for the City of Williams General Plan and adopted Resolution 2012-13 adopted on June 20, 2012 for the Environmental Impact Report; adopted Resolution 2012-014 for the mitigation monitoring program and statement of overriding considerations; and Resolution 2012-015 adopting the City's General Plan, all of which analyzed the City's Sphere of Influence territory; and

WHEREAS, the City's adopted General Plan includes a city recommended (proposed) Sphere of Influence.

WHEREAS, the Executive Officer, pursuant to Government Code Section 56428, has prepared a report including his recommendation thereon, and has furnished a copy of this report to the Commission and to each person requesting a copy; and

WHEREAS, the Commission has reviewed and considered the proposed Sphere of Influence update report prepared for its March 21st, 2024 public hearing, public testimony, testimony by affected agencies and the City of Williams, which is incorporated herein by reference; and

WHEREAS, the Commission has reviewed Sphere Options, Maps and Diagrams showing Sphere Alternatives and has carefully evaluated and deliberated Sphere Alternatives and options presented at the Public Hearings including LAFCo staff and City of Williams recommendations; and

WHEREAS, the Commission has considered those factors determined by it to be relevant to the proposed Sphere of Influence update, including, but not limited to, those factors specified in Government Code Section 56425(e), and has heard from interested parties and considered requests for amendment and/or revision of the proposed updated sphere boundary.

NOW, THEREFORE, BE IT RESOLVED that the Colusa Local Agency Formation Commission does hereby find and determine as follows:

SECTION 1. Environmental Findings

1. On June 20, 2012, the City of Williams, as Lead Agency, prepared and certified the Final Environmental Impact Report for the City of Williams General Plan and adopted Findings of Fact and a Statement of Overriding Considerations and adopted a Mitigation Monitoring and Reporting Program.
2. The Commission has reviewed and considered the Final Environmental Impact Report for the City of Williams General Plan, which includes an analysis of the City's Sphere of Influence. The Final Environmental Impact Report consists of the following:
 - a. The Draft Environmental Impact Report prepared by the City of Williams as Lead Agency
 - b. Comments and recommendations received by the City of Williams Draft Environmental Impact Report.
 - c. A list of persons, organizations and public agencies commenting on the Draft Environmental Impact Report.
 - d. The responses of the Lead Agency to significant environmental points raised both during and after the review and consultation process.
 - e. A Mitigation Monitoring Reporting Plan.
3. The Commission certifies that it has held a duly noticed public hearing and heard testimony and received written comments from affected agencies at a noticed public hearing and has responded to those comments.
4. The Commission makes a specific finding that are no grounds that require LAFCo to supplement the City's EIR under PRC 21166 and State CEQA Guidelines Sections 15162 and 15163. There have been no changes in physical circumstances since the City certified the Environmental Impact Report for its General Plan and adopted Resolution 2012-13 on June 20, 2012. LAFCo has slightly modified the Proposed Sphere from that considered in the City's EIR to reconcile the city's planning with that of the County, but those changes do not constitute substantial changes in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects (15162(a)(1)) Those changes and specific findings with regard to those changes are as follows:
 - a. LAFCo has approved a Sphere of Influence of approximately the same size as previously adopted by LAFCo by Resolution R88-01 in 1988.
5. LAFCo makes findings that it has adopted the following mitigation measures included in the EIR and (or) as amended in the Final EIR (Mitigation Measures 3.32,3.33,3.34,3.38, 3.41,3.46,7.1, 7.3,7.4,3.44,3.45,3.55, and 3.56 to mitigate the environmental impacts of development within the SOI on prime agricultural land. In addition

- a. LAFCO includes in its Sphere Plan for the City the following requirements for future annexations:
 1. Prior to the annexation of additional lands into the city, for territory meeting LAFCo's definition of prime agricultural lands, the City shall require agricultural land mitigation agreements through the purchase of agricultural easements in Colusa County having a 1 to 2-acre conversion ratio on lands having equal agricultural value and risk of conversion as the lands proposed to be converted from agricultural to urban uses.
 2. LAFCo will work with the City to develop a farmland conversion mitigation program including farmland conservation easements to mitigate the conversion of prime farmland.
 3. The LAFCO's review process will include a project-specific assessment of loss of prime farmland and determine appropriate mitigation (type and amount). LAFCo will consider the City's adopted polices or programs that provide for mitigating loss of prime farmland within its General Plan planning area.
6. The Commission hereby affirms in accordance with CEQA Guidelines Section 15090 the City's adopted certified Environmental Impact Report as well as its adopted findings for this Sphere of Influence Update.
7. In accordance with CEQA Guidelines Section 15090, the Final Environmental Impact Report reflects the Lead Agency's independent judgment and analysis.
8. The Commission has independently considered and hereby adopts the City of Williams's environmental findings required by State CEQA Guidelines Section 15091 and Statement of Overriding Considerations required by Section 15093, which are attached as Exhibit "A" hereto as its own in approving the Sphere Update.

SECTION 2. Findings for Adoption of the Sphere of Influence Update

1. That the proposed Sphere of Influence update with respect to City of Williams complies with the provisions of Government Code Section 56000, et seq.
2. The Commission has considered the factors determined by the Commission to be relevant to this update, including but not limited to, Sphere of Influence and General Plan Consistency, and other factors described in Government Code Sections 56425, and 56428 and as described in the staff report dated March 21, 2024, in that:
 - a. The Commission has considered the present and planned land uses in the area including agricultural and open space lands as described in the Colusa County General Plan, and the City of Williams General Plan and the Executive Officer's report dated March 21, 2024.
 - b. The Commission has considered the present and probable need for public facilities and services in the area as described in the adopted Municipal Service Review, the City of Williams General Plan and the Executive Officer's report dated March 21, 2024.
 - c. The Commission has considered the present capacity of public facilities and adequacy of public services, which the agency provides or is authorized to provide as described in the

- adopted City of Williams Municipal Service Review and the Executive Officer's report dated March 21, 2024.
- d. The Commission has considered the existence of any social or economic communities of interest in the area and received as testimony in public hearings and the Executive Officer's report dated March 21, 2024.
 - e. The Commission has considered the conversion of prime agricultural lands meeting LAFCO's criteria in Government Code Section 56064. The Commission has considered not including contracted (Williamson Act) lands excepting those lands under non renewal status in this Sphere of Influence update.
 - f. The Commission has considered the existence of Disadvantaged Unincorporated Community and finds the entire City of Williams area is considered a Disadvantaged Community having a median income of less than 80 per cent of the statewide median household income.
3. That the Commission has considered the City of Williams General Plan and recommended Sphere of Influence as well as the County of Colusa's General Plan.
8. That, pursuant to Government Code Section 56425, the Commission makes and adopts those determinations set forth in the Sphere of Influence Study included in the Executive Officer's report dated March 20, 2024, as amended herein included by reference.
9. That the Determinations for the City of Williams's updated Sphere of Influence are hereby adopted and approved in the Sphere of Influence report attached hereto and incorporated by reference.
10. That the Sphere of Influence Update Map for the City of Williams's updated Sphere of Influence is set forth in Exhibit "B".
11. That all previous LAFCo adopted Sphere of Influence documents, sphere maps, limited or otherwise, and determinations are hereby repealed in favor of this Sphere of Influence Update.

PASSED AND ADOPTED at a regular meeting of the Colusa Local Agency Formation Commission, State of California, on the twenty-first day of March 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Greg Ponciano, Chair or Katherine Dunlap
Colusa Local Agency Formation
Commission

Attest:

John Benoit, Executive Officer
Colusa LAFCO

Exhibit A

**Findings of Fact and Statement of Overriding Considerations
for the
City of Williams Updated General Plan
Environmental Impact Report**

May 2012

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INTRODUCTION

These findings have been prepared in accordance with the California Environmental Quality Act ("CEQA"), the CEQA Guidelines (14 CCR § 15000 et seq.), and the local procedures adopted by the City of Williams ("City"). The City is the lead agency for the environmental review of the project and has the principal responsibility for its approval. The project covered by these findings and the relevant CEQA documents is known as the City of Williams Updated General Plan.

STATEMENT OF FINDINGS

The findings and determinations contained herein are based on the competent and substantial evidence, both verbal and written, contained in the entire record relating to the Project and the Environmental Impact Report ("EIR"). The findings and determinations constitute the independent findings and determinations by the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole. Although the findings herein identify specific pages within the Draft and Final EIRs in support of various conclusions reached below, the City Council incorporates by reference and adopts as its own, the reasoning set forth in both the Draft EIR and the Final EIR, and thus relies on that reasoning, even where not specifically mentioned or cited, in reaching the conclusions set forth herein, except where additional evidence is specifically mentioned. This is especially true with respect to the reasoning set forth in responses to comments in the Final EIR. The City Council further intends that if these findings fail to cross-reference or incorporate by reference any other part of these findings, any finding required or permitted to be made by this City Council with respect to any particular subject matter of the project must be deemed made if it appears in any portion of these findings or findings elsewhere in the record.

PROJECT DESCRIPTION

Background

The City's current General Plan was adopted in 1988. At that time, the City identified city limits and the City's Sphere of Influence. Since 1988, the City has adopted an update to the Housing Element. The Housing Element is the only General Plan element that must be updated according to a schedule set by the state. The City of Williams began the current Updated General Plan process in February 2010. The City conducted a public outreach process for the Updated General Plan to understand the needs and desires of the community and to identify and discuss concerns and controversial issues through the update process. Residents, business owners, community leaders, and other stakeholders participated in development of the City of Williams Updated General Plan.

Requirement to Adopt a General Plan

California Government Code Section 65300 et seq. establishes the obligation of cities and counties to adopt and implement general plans. The general plan is a comprehensive and general document that describes plans for the physical development of a city or county and of any land outside its boundaries that, in the city's or county's judgment, bears relation to its planning. The general plan is required to address the following mandatory elements: land use, circulation, housing, conservation, open space, noise, and safety. A city or county may also adopt additional elements. A general plan identifies the goals, objectives, policies, principles, standards, and plan proposals that support the city's or county's vision for each area addressed in the plan. The general plan is a long-range document that typically addresses the physical development of an area over a 20-year period. Although the general plan serves as a blueprint for future development and identifies the overall vision for the planning area, it remains general enough to allow for flexibility in the approach taken to achieve the plan's goals.

Project Description

The project is the adoption and implementation of an updated General Plan for the City of Williams. The City of Williams Updated General Plan is a comprehensive update of the existing 1988 General Plan. The City of Williams Updated General Plan includes the seven required elements of a General Plan (Land Use, Circulation, Housing, Open Space, Noise, Safety, and Conservation) as well as Public Facilities and Growth Capacity.

The Updated General Plan includes a Land Use Diagram which depicts the location and distribution of land use designations. The city has established 2030 as the horizon year for the Updated General Plan which is the year that the City would expect that policies and programs would ultimately be realized.

The DEIR and FEIR evaluated the environmental effects of the adoption of the Updated General Plan and projected build-out of the Updated General Plan. The impact analysis was based on the development anticipated in the proposed Land Use Diagram and the transportation improvements identified in the proposed Circulation Plan. Full build-out of the General Plan Land Use Diagram would result in an increase of approximately 6,150 persons. Build-out under the Updated General Plan is not expected to occur by 2030. However, for purposes of the analysis in the EIR, it was assumed that build-out would occur by 2030.

Project Objectives

This General Plan Update offers a strategic policy framework for both the corporate limits, and the surrounding area including the SOI. The objective of the plan is, therefore, to provide guidance for decisions relating to the future use of land, community character and design, housing and neighborhoods, economic development, circulation and mobility, open space and recreation, resource conservation and management, and public facilities and services. The horizon time of this plan is the Year 2030.

It is the intent of this General Plan that the policies and associated goals and recommended implementation strategies serve as a framework for community decision-making. To ensure growth that is both wise and sustainable, decisions would be based on a formulation of sound policy and founded by a comprehensive and integrated approach to analyzing community issues and identifying realistic solutions, as set forth in this plan.

In 2009, during the period leading up to the plan update process, the City Council and Planning Commission adopted a set of “guiding principles” representing desired outcomes and objectives for the New General Plan. These guiding principles form the basis for several of the lead agency’s project objectives.

- Replace the current general plan prepared in 1988 with a new plan that reflects the goals and aspirations of the community through the year 2030.
- Ensure Updated General Plan achieves compliance with all applicable state laws and Regulations.
- Plan for sustainability within our finite resources including but not limited to open space, water, energy, and air quality.
- Ensure that change harmonizes with existing development to preserve the City’s historic and neighborhood character, recognizing the presence and importance of agriculture to the local economy and the community’s heritage.
- Strengthen economic vitality to provide jobs, services, housing, revenues and opportunities to existing and future residents
- Preserve and generate awareness of the City’s cultural, educational, economic, and recreational diversity and historic heritage
- Collaborate with and embrace the City’s neighborhoods to improve the health, safety, and well being for all in our community
- Continue to make community participation an important part of achieving a greater city
- Work to develop attractive, convenient transportation alternatives to the automobile. Design for active and safe pedestrian and bicycle-friendly streets and public spaces.
- Ensure that the City is fully prepared to meet all responsibilities as well as to maximize opportunities associated with the “Sustainable Communities Strategy” to be developed by regional agencies under SB 375.

DISCRETIONARY APPROVALS

In order to adopt the Updated General Plan, the City Council will take the following actions:

- Certification of the City of Williams Updated General Plan Final EIR;
- Adoption of required findings for the adoption of the Updated General Plan, including required findings under the CEQA Guidelines, Sections 15090, 15091, and 15093, and
- Adoption of the City of Williams Updated General Plan.

The General Plan EIR will be used extensively by the City to address CEQA issues related to the implementing actions identified in the Updated General Plan, including the Municipal Code Update, Nexus/Development Impact Fee Update, Design Guidelines update, other development standards and guidelines updates, and future annexations and sphere of influence amendments.

ENVIRONMENTAL REVIEW PROCESS

In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City prepared a Notice of Preparation (NOP) of an Environmental Impact Report (EIR) on August 1, 2010 (SCH#2010072071). This notice was circulated to the public, local, State, and Federal agencies, and other interested parties to solicit comments on the proposed project. The City also conducted a public scoping meeting on August 23, 2010 to receive public comments from the community and public agencies.

The EIR includes an analysis of the following issue areas:

- Land Use
- Population and Housing
- Aesthetics
- Circulation
- Air Quality and Climate Change
- Noise
- Geology and Soils
- Hydrology and Water Quality
- Public Services
- Cultural Resources
- Biological Resources
- Agriculture
- Hazards and Hazardous Materials
- Parks and Recreation
- Municipal Utilities and Service Systems
- Energy

The City published the Draft EIR for public and agency review on November 29, 2011. The public review period lasted 45 days and ended on January 13, 2012. The City received 5 individual written comments from agencies and the public regarding the Draft EIR. On May 25, 2012, the City published the Final EIR for the Updated General Plan. The Final EIR includes comments on the Draft EIR, responses to significant environmental issues raised in the comments, and revisions to the text of the Draft EIR. The Final EIR and the Draft EIR constitute the EIR.

RECORD OF PROCEEDINGS

The record of proceedings for the City's decision on certification of the EIR consists of the following documents:

- Comments received from the scoping meetings conducted by the City;
- The Notice of Preparation dated August 1, 2010, and all other public notices issued by the City in conjunction with the Project;
- The Draft EIR and appendices for the Updated General Plan dated November 2011;
- Notices of Completion and of Availability issued on or about November 29, 2011, providing notice that the Draft EIR had been completed and was available for public review and comment;
- All comments submitted by agencies or members of the public during the 45-day comment period on the Draft EIR;

- All comments and correspondence submitted to the City with respect to the Updated General Plan, in addition to timely comments on the Draft EIR;
- The Final EIR for the Updated General Plan dated May 2012, including all documents referred to or relied upon therein, and documents relied upon or referenced in these findings, which include, but are not limited to the following:
 - All timely comments received on the Draft EIR and responses to those comments;
 - Technical appendices;
 - Notices of Public Hearing issued in connection with the Planning Commission and City Council adoption hearings on the Project.
 - All findings and resolutions adopted by the City in connection with the Updated General Plan and all documents cited or referred to therein;
 - Letters and correspondence submitted to the City following the release of the Final EIR;
- All documents submitted to the City (including the City Council) by other public agencies or members of the public in connection with the Updated General Plan;
- Any minutes and/or verbatim transcripts of all information sessions, public meetings, and public hearings held by the City in connection with the Updated General Plan, the Planning Commission hearing on June 4, 2012, and the City Council hearing on June 20, 2012;
- Any documentary or other evidence submitted to the City at or in relation to such information sessions, public meetings and public hearings;
- Matters of common knowledge to the City, including, but not limited to Federal, State, and local laws and regulations; and
- Any documents expressly cited in these findings, in addition to those cited above; and
- Any other materials required for the record of proceedings by Public Resources Code section 21167.6(e).

The official custodian of the record is the City Clerk of the City of Williams, located at 810 E Street, Williams, CA 95987.

FINDINGS REQUIRED UNDER CEQA

Public Resources Code Section 21002 provides that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects, and further states that the procedures required by CEQA "are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects." Section 21002 goes on to state that "in the event [that] specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof." The mandate and principles announced in Public Resources Code Section 21002 are implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. (Pub. Resources Code § Section 21081; CEQA Guidelines, § 15091).

For each significant environmental effect identified in an EIR for a proposed project, the approving agency must issue a written finding reaching one or more of three permissible conclusions. (CEQA Guidelines, § 15091) The first such finding is that "[c]hanges or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR." The second permissible finding is that "[s]uch changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency." The third potential conclusion is that "[s]pecific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR." Public Resources Code

Section 21061.1 defines "feasible" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors." CEQA Guidelines Section 15364 adds another factor for "legal" considerations. The concept of "feasibility" also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project. Feasibility under CEQA encompasses desirability to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, and technological factors.

The CEQA Guidelines do not define the difference between "avoiding" a significant environmental effect and merely "substantially lessening" such effect. The City must therefore glean the meaning of these terms from the other contexts in which the terms are used. Public Resources Code Section 21081, on which CEQA Guidelines Section 15091 is based, uses the term "mitigate" rather than "substantially lessen." The CEQA Guidelines therefore equate "mitigating" with "substantially lessening." Such an understanding of the statutory term is consistent with the policies underlying CEQA, which include the policy that "public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects" (Public Resources Code, § 21002).

For purposes of these findings, the term "avoid" refers to the effectiveness of one or more mitigation measures to reduce an otherwise significant effect to a less than significant level. In contrast, the term "substantially lessen" refers to the effectiveness of such measure or measures to substantially reduce the severity of a significant effect, but not to reduce that effect to a less than significant level. Although CEQA Guidelines Section 15091 requires only that approving agencies specify that a particular significant effect is "avoid[ed] or substantially lessen[ed]," these findings, for purposes of clarity, in each case will specify whether the effect in question has been reduced to a less than significant level, or has simply been substantially lessened but remains significant. CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to substantially lessen or avoid significant environmental impacts that would otherwise occur.

Project modification or alternatives are not required, however, where such changes are infeasible or where the responsibility for modifying the project lies with some other agency (CEQA Guidelines, § 15091, subd. (a), (b)). The Plan was drafted with the intent that it contain policies and actions which, as development occurs under the Plan, will minimize to the greatest extent possible the impacts of such development. However, it was not possible to reduce all potentially significant effects to a level of less than significant through the inclusion of such policies and actions. Therefore, there are some effects which have been identified as significant and unavoidable.

With respect to a project for which significant impacts are not avoided or substantially lessened, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project's "benefits" rendered "acceptable" its "unavoidable adverse environmental effects" (CEQA Guidelines, §§ 15093, 15043; see also Pub. Resources Code, § 21081). These findings constitute the City's best efforts to set forth the evidentiary and policy bases for its decision to approve the Updated General Plan in a manner consistent with the requirements of CEQA. These findings, in other words, are not merely informational, but rather constitute a binding set of obligations that will come into effect when the City Council adopts a resolution approving the Updated General Plan.

GENERAL FINDINGS

The City of Williams (City) hereby finds as follows:

1. The City is the "Lead Agency" for the Updated General Plan evaluated in the EIR;
2. The EIR was prepared in compliance with CEQA and the State CEQA Guidelines;
3. The City has independently reviewed and analyzed the EIR, and these documents reflect the independent judgment of the City;
4. A Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Updated General Plan, which the City has adopted. That MMRP is incorporated herein by this reference and is considered part of the record of proceedings for the Updated General Plan;

5. The MMRP designates responsibility and anticipated timing for the implementation of mitigation. The Planning Department will serve as the MMRP Coordinator;
6. In determining whether the Updated General Plan has a significant impact on the environment, and in adopting these Findings pursuant to Section 21081 of CEQA, the City has complied with CEQA Sections 21081.5 and 21082.2;
7. The potential impacts of the Updated General Plan have been analyzed to the extent feasible at the time of certification of the Final EIR;
8. The City reviewed the comments received on the Draft EIR and the responses thereto and has determined that neither the comments received nor the responses to such comments add significant new information regarding environmental impacts to the EIR.
9. The City has based its actions and decisions on full appraisal of all viewpoints, including all comments received up to the date of adoption of these Findings, concerning the environmental impacts identified and analyzed in the EIR;
10. The City has made no decisions that constitute an irretrievable commitment of resources toward the Updated General Plan prior to the certification of the Final EIR, nor has the City previously committed to a definite course of action with respect to the Updated General Plan;
11. Copies of all the documents incorporated by reference in the EIR are and have been available upon request at all times at the offices of the City Planning Department, the custodian of record for such documents or other materials; and
12. Having received, reviewed, and considered all information and documents in the record, the City hereby conditions the Updated General Plan and finds as stated in these Findings.

FINDINGS REGARDING LESS THAN SIGNIFICANT EFFECTS

Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, Section 21002; CEQA Guidelines, Section 15126.4, subd. (a)(3), 15091.) Impacts of the project found to be less than significant or having no impact, and which require no mitigation, are identified in the bulleted list below. The City has reviewed the record and agrees with the conclusion that the following impacts would not be significant adverse impacts under the project, and therefore no additional findings are needed.

Land Use

- Impact 4.1.1 Physically Divide Established Community
- Impact 4.1.2 Conflict with Other Plans and Policies
- Impact 4.1.3 Conflict with Habitat or Natural Community Conservation

Population and Housing

- Impact 4.2.2 Displacement of Housing
- Impact 4.2.3 Displacement of Persons

Air Quality

- Impact 4.5.5 Expose People to Objectionable Odors

Geology and Soils

- Impact 4.7.1 Rupture of Known Earthquake Faults
- Impact 4.7.3 Landslide Hazards
- Impact 4.7.5 Loss of Mineral Resources

Hydrology

- Impact 4.8.8 Expose People to Loss from Levee or Dam Failure

- Impact 4.8.9 Expose Development to Loss from Levee or Dam Failure
- Impact 4.8.10 Inundation by Seiche, Tsunami, or Mudflow

Biology

- Impact 4.11.4 Conflict with Adopted Habitat Conservation Plan or Natural Community Conservation Plan

Agriculture

- Impact 4.12.3 Other Environmental Changes Resulting in Agricultural Land Conversion

Hazards and Hazardous Materials and Solid Waste

- Impact 4.13.5 Produce Solid Waste that would Exceed Permitted Capacity of Landfill
- Impact 4.13.6 Expose People Within Two Miles of a Public Airport
- Impact 4.13.9 Expose People to Wildland Fires

**FINDINGS REGARDING SIGNIFICANT OR POTENTIALLY SIGNIFICANT
IMPACTS MITIGATED TO LESS THAN SIGNIFICANT EFFECTS**

The following significant and potentially significant environmental impacts of the project are being mitigated to a less-than-significant level and are set out below. Pursuant to California Public Resources Code Section 21081(a)(1) and CEQA Guidelines Section 15091(a)(1), the City of Williams City Council, based on the evidence in the record before it, and exercising its independent judgment, finds that changes or alterations incorporated into the project by means of General Plan Policies and Recommended Actions or otherwise, mitigate, avoid, or substantially lessen to a level of insignificance these significant and potentially significant environmental impacts of the project. The basis for the finding for each impact is set forth below.

Population and Housing

Impact 4.2.1. The EIR in Impact 4.2.1 concludes that implementation of the proposed City of Williams General Plan Update could induce growth in the Williams area. However, this impact is reduced to less than significant with the changes that include the Updated General Plan polices and recommended actions 3.32, 3.33, 3.34, 3.35 and 3.36. Analysis of this impact is set forth in full on pages 4-9 through 4-13 of the DEIR.

Aesthetics

Impact 4.3.1. The EIR in Impact 4.3.1 concludes that implementation of the proposed City of Williams General Plan Update could have an adverse impact on a scenic vista. However, this impact is reduced to less than significant with the changes that include the Updated General Plan polices and recommended actions 3.11, 3.12, 3.14, 3.19, 3.20, 3.44, 3.28, 3.i, 3.k, 3.m, 3.bb, 3.dd and 3.ll. Analysis of this impact is set forth in full on pages 4-14 through 4-18 of the DEIR.

Impact 4.3.2. The EIR in Impact 4.3.2 concludes that implementation of the proposed City of Williams General Plan Update could damage scenic resources. However, this impact is reduced to less than significant with the changes that include the Updated General Plan polices and recommended actions 3.11, 3.12, 3.14, 3.28, 3.i, 3.k, 3.m, 3.p, 3.q, 3.bb, 3.dd and 3.ll. Analysis of this impact is set forth in full on pages 4-14 through 4-20 of the DEIR.

Impact 4.3.3. The EIR in Impact 4.3.3 concludes that implementation of the proposed City of Williams General Plan Update could degrade existing visual character. However, this impact is reduced to less than significant with the changes that include the Updated General Plan polices and recommended actions 3.2, 3.11, 3.12, 3.14, 3.24, 3.28, 3.i, 3.k, 3.m, 3.bb, 3.dd and 3.ll. Analysis of this impact is set forth in full on pages 4-14 through 4-23 of the DEIR.

Impact 4.3.4. The EIR in Impact 4.3.4 concludes that implementation of the proposed City of Williams General Plan Update could create light or glare which would adversely affect day or nighttime views in the area. However, this

impact is reduced to less than significant with the changes that include the Updated General Plan polices and recommended actions 3.11, 3.12, 3.14, 3.28, 3.f, 3.i, 3.k, 3.m, 3.t, 3.bb, 3.dd and 3.ii. Analysis of this impact is set forth in full on pages 4-14 through 4-25 of the DEIR.

Circulation

Impact 4.4.1. The EIR in Impact 4.4.1 concludes that implementation of the proposed City of Williams General Plan Update could increase traffic which is considered substantial in relation to the existing traffic load and capacity of the street system. However, this impact is reduced to less than significant with the changes that include the Updated General Plan polices and recommended actions 8.c-1, 8.c-2, 8.c-3, 8.c-6, 8.d-5, 8.b-2, 8.d-1, and 8.d-9. Analysis of this impact is set forth in full on pages 4-26 through 4-37 of the DEIR.

Impact 4.4.2. The EIR in Impact 4.4.2 concludes that implementation of the proposed City of Williams General Plan Update could exceed, either individually or cumulatively, a level of service standard for designated roads or highways. However, this impact is reduced to less than significant with the changes that include the Updated General Plan polices and recommended actions 8.c-1, 8.c-2, 8.c-3, 8.c-6, 8.d-5, 8.b-2, 8.d-1, and 8.d-9. Analysis of this impact is set forth in full on pages 4-26 through 4-37 of the DEIR.

Impact 4.4.3. The EIR in Impact 4.4.3 concludes that implementation of the proposed City of Williams General Plan Update could substantially increase hazards due to a design feature or incompatible use. However, this impact is reduced to less than significant with the changes that include the Updated General Plan polices and recommended actions 8.h, 8.d-10, 8.d-11, 8.h-1, 8.h-2, 8.h-3, 8.h-4, 8.h-5, 3.40, 3.50, 8.e, 8.e-1, 8.e-2, 8.e-3, 8.e-4, 8.f-1, 8.f-2, 8.f-3, 8.f-4, 8.g-1, 8.g-2, 8.g-3, and 8.g-4. Analysis of this impact is set forth in full on pages 4-26 through 4-40 of the DEIR.

Impact 4.4.4. The EIR in Impact 4.4.4 concludes that implementation of the proposed City of Williams General Plan Update could result in inadequate emergency access. However, this impact is reduced to less than significant with the changes that include the Updated General Plan polices and recommended actions 8.h, 8.d-10, 8.d-11, 8.h-1, 8.h-2, 8.h-3, 8.h-4, 8.h-5, 3.40, 3.50, 8.e, 8.e-1, 8.e-2, 8.e-3, 8.e-4, 8.f-1, 8.f-2, 8.f-3, 8.f-4, 8.g-1, 8.g-2, 8.g-3, and 8.g-4. Analysis of this impact is set forth in full on pages 4-26 through 4-40 of the DEIR.

Impact 4.4.5. The EIR in Impact 4.4.5 concludes that implementation of the proposed City of Williams General Plan Update could conflict with adopted policies, plans or programs supporting alternative transportation. However, this impact is reduced to less than significant with the changes that include the Updated General Plan polices and recommended actions 8.b-1, 8.b-2, 8.c-1, 8.c-2, 8.c-3, 8.c-4, 8.c-6, 8.c-7, 8.d-1, 8.d-2, 8.d-3, 8.d-4, 8.d-5, 8.d-6, 8.d-7, 8.d-8, 8.d-9, 8.d-10, and 8.d-11. Analysis of this impact is set forth in full on pages 4-26 through 4-42 of the DEIR.

Air Quality

Impact 4.5.1. The EIR in Impact 4.5.1 concludes that implementation of the proposed City of Williams General Plan Update could conflict with or obstruct implementation of the applicable air quality plan. However, this impact is reduced to less than significant with the changes that include the Updated General Plan polices and recommended actions 3.52, 3.58, 3.60, 7.12, 7.13, 7.15, 7.as, 8.b, 8.b-5, 8.b-7, 8.c, 8.c-7, 8.d-2, 8.d-3, 8.d-7, 8.d-11, 8.f-2, 8.h-4, 8.i, 8.i-1, 8.i-2, 8.i-3, 8.l, 8.l-4, and 8.o. Analysis of this impact is set forth in full on pages 4-43 through 4-57 of the DEIR.

Noise

Impact 4.6.1. The EIR in Impact 4.6.1 concludes that implementation of the proposed City of Williams General Plan Update could result in development of noise-sensitive land uses within areas subject to noise impacts. However, this impact is reduced to less than significant with the changes that include the Updated General Plan polices and recommended actions 6.1, 6.3, 6.4, 6.5, 6.6, 6.8, 6.9, 6.10, 6.11, 6.12, 6.13, 6.14, 6.a, 6.b, 6.c, 6.d, 6.e, 6.f, 6.g, 6.h, 6.i, 6.j, 6.k, 6.l, and 6.m. Analysis of this impact is set forth in full on pages 4-66 through 4-85 of the DEIR.

Impact 4.6.2. The EIR in Impact 4.6.2 concludes that implementation of the proposed City of Williams General Plan Update could result in development of noise-producing uses near existing noise-sensitive land uses. However, this impact is reduced to less than significant with the changes that include the Updated General Plan polices and recommended actions 6.1, 6.3, 6.4, 6.5, 6.6, 6.8, 6.9, 6.10, 6.11, 6.12, 6.13, 6.14, 6.a, 6.b, 6.c, 6.d, 6.e, 6.f, 6.g, 6.h, 6.i, 6.j, 6.k, 6.l, and 6.m. Analysis of this impact is set forth in full on pages 4-66 through 4-86 of the DEIR.

Impact 4.6.4. The EIR in Impact 4.6.4 concludes that implementation of the proposed City of Williams General Plan Update could result in possible temporary, short-term exposure of sensitive receptors to vibration. However, this impact is reduced to less than significant with the changes that include the Updated General Plan polices and recommended actions 6.1, 6.3, 6.4, 6.5, 6.6, 6.8, 6.9, 6.10, 6.11, 6.12, 6.13, 6.14, 6.a, 6.b, 6.c, 6.d, 6.e, 6.f, 6.g, 6.h, 6.i, 6.j, 6.k, 6.l, 6.m and Mitigation Measure 6.2. Analysis of this impact is set forth in full on pages 4-66 through 4-89 of the DEIR.

Geology and Soils

Impact 4.7.2. The EIR in Impact 4.7.2 concludes that implementation of the proposed City of Williams General Plan Update could result in high levels of ground shaking and minor liquefaction during a seismic event which could result in substantial damage to some buildings within the community. However, this impact is reduced to less than significant with the changes that include the Updated General Plan polices and recommended actions 4.13, 4.14, 4.15, 4.16, and 4.u. Analysis of this impact is set forth in full on pages 4-90 through 4-96 of the DEIR.

Impact 4.7.4. The EIR in Impact 4.7.4 concludes that implementation of the proposed City of Williams General Plan Update could result in impacts related to soil erosion or the loss of topsoil. However, this impact is reduced to less than significant with the changes that include the Updated General Plan polices and recommended actions 4.1, 4.f, 4.4, and 4.g. Analysis of this impact is set forth in full on pages 4-90 through 4-98 of the DEIR.

Hydrology and Water Quality

Impact 4.8.1. The EIR in Impact 4.8.1 concludes that implementation of the proposed City of Williams General Plan Update could result in future development that would violate any water quality standards or waste discharge requirements. However, this impact is reduced to less than significant with the changes that include the Updated General Plan polices and recommended actions 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.b, 5.e, 5.f, and 5.g. Analysis of this impact is set forth in full on pages 4-99 through 4-106 of the DEIR.

Impact 4.8.2. The EIR in Impact 4.8.2 concludes that implementation of the proposed City of Williams General Plan Update could result in depletion of groundwater supplies. However, this impact is reduced to less than significant with the changes that include the Updated General Plan polices and recommended actions 5.1, 5.2, 5.3, 5.b, 5.e, 5.f, and 5.g. Analysis of this impact is set forth in full on pages 4-99 through 4-107 of the DEIR.

Impact 4.8.3. The EIR in Impact 4.8.3 concludes that implementation of the proposed City of Williams General Plan Update could result in future development that would alter the existing drainage pattern of the area. However, this impact is reduced to less than significant with the changes that include the Updated General Plan polices and recommended actions 5.1, 5.5, 5.g, 5.h, 5.i, 5.j, and 5.k. Analysis of this impact is set forth in full on pages 4-99 through 4-108 of the DEIR.

Impact 4.8.4. The EIR in Impact 4.8.4 concludes that implementation of the proposed City of Williams General Plan Update could result in future development that would contribute runoff water which would exceed the capacity of stormwater drainage systems. However, this impact is reduced to less than significant with the changes that include the Updated General Plan polices and recommended actions 5.1, 5.5, 5.g, 5.h, 5.i, 5.j, and 5.k. Analysis of this impact is set forth in full on pages 4-99 through 4-108 of the DEIR.

Impact 4.8.5. The EIR in Impact 4.8.5 concludes that implementation of the proposed City of Williams General Plan Update could result in future development that would degrade water quality. However, this impact is reduced to less than significant with the changes that include the Updated General Plan polices and recommended actions 5.1, 5.5, 5.g, 5.h, 5.i, 5.j, and 5.k. Analysis of this impact is set forth in full on pages 4-99 through 4-108 of the DEIR.