

Table 2

Specific Local Policies Applicable to Each Issue Area for the Tionesta 3R Site

Aesthetics	The site is on a parcel with an existing industrial land use. The site is not visible from any designated scenic highway. There are no ordinances/plans regarding aesthetics applicable to the site.
Agricultural Resources	Although the site is in a designated General Agricultural area, the site is on a parcel with existing industrial land use. According to the General Plan, limited industrial areas may be allowed. It is not situated on land designated as prime farmland, unique farmland or farmland of local or statewide importance. The site is not within an agricultural preserve by the Modoc County General Plan or Zoning Ordinance. There are no local policies applicable to the site.
Air Quality	The Modoc County Air Pollution Control District (MCAPCD) sets the local air quality policy. MCAPCD recommends that significance for construction-related emissions be based on CEQA guidelines and on consideration of the control measures to be implemented for particulate matter. MCAPCD specifies that emergency generators are equipped with Best Available Control Technology (BACT) to control operational emissions. See Section III for a detailed discussion and presentation of these local policies.
Biological Resources	The site is on a parcel zoned Industrial. There are no local policies regarding biological resources applicable to the site.
Cultural Resources	The site is on a parcel zoned Industrial on highly disturbed land. There are no local policies regarding cultural resources applicable to the site.
Geology and Soils	Geologic and seismic hazards present limited issues for the General Plan. The site is not in an area as subject to subsidence, expansive soils, vulcanism, or slope failure. Nor is the site designated as being subject to ground shaking, ground failure, or liquefaction. Wildfires are a potentially dangerous hazard to development located in forest and shrub areas. There are no local policies applicable to the site.
Hazards and Hazardous Materials	The site is located in an area with scattered shrubs and few trees in the immediate area. Policy 3 of the Safety Element states that new development should demonstrate the availability of adequate fire protection and suppression facilities. There are no local policies regarding hazardous materials applicable to the site.

Table 2 (Continued)

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Hydrology and Water Quality	The site is not located within a 100-year floodplain or groundwater recharge area. The Modoc County General Plan's Safety Element does not designate the site as being subject to landslides, dam/levee inundation, mudflow, or similar natural catastrophic events. There are no local policies applicable to the site. A well to provide water at the site will have to be drilled. A permit from Modoc County will be required prior to drilling the well (Farnam, December 27, 1999).
Land Use Planning	The Modoc County Zoning Ordinance designates the site Industrial. The General Plan land use designation is General Agricultural. The General Plan does not list utilities as a permitted use in the General Agricultural area, but states that limited industrial areas may be allowed. Policy 7 in the Agricultural section of the General Plan's Land Use Element states that the review of any development proposals on agricultural land will be coordinated with all concerned public agencies.
Mineral Resources	The site is not located in an area designated by the state or County of Modoc for mineral resources. There are no local policies applicable to the site.
Noise	Modoc County does not restrict the hours for construction or set a numerical threshold for noise from construction sites; however, Modoc County limits noise from operations to 60 dBA Ldn at the nearest receptor (Modoc County General Plan, 1988).
Population and Housing	The project would not affect existing housing or result in new housing. The project would neither displace people nor result in additional population to Modoc County. There are no policies applicable to the site.
Public Services	The project would not result in the need for new or physically altered fire or police protection facilities nor affect response time or other performance objectives. The project will not affect schools, parks, and other similar public facilities. There are no policies applicable to the site.
Recreation	There are no parks in the vicinity of the project. There are no policies regarding recreation applicable to the site.
Transportation/ Traffic	CR 97 is an east-west two-lane paved road. The General Plan does not designate CR 97 as an arterial or collector street. SR 139 is a north-south two-lane paved road approximately 4 miles east of the site. Policy 11 of the General Plan's Circulation Element states to protect the scenic qualities of important state and county roads through a scenic highway program. The project site is not visible from any designated scenic roads.

Table 2 (Continued)

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Utilities and Service Systems	There are no plans or policies applicable to utilities and service systems.
Sources	Modoc County. <i>Modoc County General Plan: Goals, Policies, and Action Program</i> , September 1988. Modoc County. <i>Modoc County General Plan: Background Report</i> , September 1988. Modoc County. <i>Modoc County Zoning Ordinance (Title 18)</i> , August 1991.