

Exhibit A
Findings and Actions Required for Project Approval

Note: The proposed project must obtain approval from the Stanislaus County Board of Supervisors. The Planning Commission may make a recommendation to the Board. Should the Commission support the project, the Commission may recommend the following:

1. Find that the Notice of Preparation, Draft Environmental Impact Report (DEIR), Notice of Availability, and Final Environmental Impact Report (FEIR), State Clearinghouse No. 2014042087, for the Stanislaus County General Plan and Airport Land Use Compatibility Plan Updates have been prepared and circulated for public review and comment as required by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.; and the CEQA Guidelines, California Code of Regulations, Title 14, Section 15000 et seq.
2. Find that all comments submitted during the public review and comment period on the DEIR, including comments received at the public hearing, including late comments submitted, were responded to adequately in the FEIR as required by CEQA, the State CEQA Guidelines, and the County's CEQA Guidelines and Procedures for the Implementation of CEQA.
3. Find that the FEIR adequately identifies and addresses all of the significant environmental impacts and all feasible mitigation measures have been incorporated into the Stanislaus County General Plan Update in the form of goals, objectives, policies, action items and programs to reduce the anticipated environmental impacts.
4. Find that no changes made to the Stanislaus County General Plan Update or DEIR after circulation involve significant new information necessitating re-circulation prior to certification of the FEIR as required by CEQA Guidelines section 15088.5.
5. Find that the FEIR for the Stanislaus County General Plan Update has been prepared in compliance with CEQA, the State CEQA Guidelines, and the County's CEQA Guidelines and Procedures for the Implementation of CEQA.
6. Find that the Board of Supervisors has reviewed and considered the FEIR for the Stanislaus County General Plan Update in accordance with CEQA Guidelines section 15025(c).
7. Find that the Board of Supervisors has independently reviewed the information contained in the FEIR prior to indicating its intent to approve the Project.
8. Find that the FEIR reflects the independent judgment and analysis of the Stanislaus County Board Supervisors as to the environmental consequences of the Project.
9. Find that environmental impacts identified in the FEIR as significant and unavoidable exist, even with feasible mitigation measures incorporated into the Stanislaus County General Plan Update in the form of goals, objectives, policies, and action items and programs, as identified in the FEIR.
10. Find that with respect to the adverse environmental impacts that cannot be mitigated to a less than significant level, the substantial benefits resulting from the Project outweigh these unavoidable impacts and are acceptable based upon the overriding considerations set forth

in the Findings of Fact and the Statement of Overriding Considerations (the "SOC"). The CEQA Findings of Fact and SOC are incorporated herein by this reference, as if set forth in full.

11. Find that the unavoidable significant effects of the Project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the Project as stated in the Findings of Fact and SOC.
12. Adopt the Findings of Fact and the SOC (Exhibit B of the July 21, 2016, Stanislaus County Planning Commission Staff Report) concerning unmitigated significant impacts.
13. Certify the FEIR for the Stanislaus County General Plan Update and Airport Land Use Compatibility Plan Update (*SCH# 2014042087*).
14. Find That:
 - A. The County's Planning and Community Development Department prepared an amendment, a legislative update, to the Stanislaus County General Plan, which does not include amendment to the location or distribution of land use designations in the General Plan Land Use Diagram.
 - B. The General Plan after it is updated will continue to comprise an integrated, internally consistent and compatible statement of goals and policies for Stanislaus County.
 - C. Stanislaus County provided opportunities for the involvement of citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, education and other community groups, through public hearing and community meetings in fulfillment of Government Code Sections 65351 and 65352.
 - D. The General Plan amendment will maintain a logical land use pattern without detriment to existing and planned land uses.
 - E. The County and other affected government agencies will be able to maintain levels of service consistent with the ability of the government agencies to provide a reasonable level of service.
 - F. The General Plan Update and the proposed Airport Land Use Compatibility Plan Update to be considered by the Airport Land Use Commission have been drafted in a coordinated effort to ensure that the amended General Plan will be consistent with the amended Airport Land Use Compatibility Plan upon the adoption of both these plans.
15. Approve General Plan Amendment Application No. 2014-0051 – Stanislaus County General Plan Update, as recommended by the Planning Commission.