

Test Case Worksheet for Significance Threshold Standard

Significance Threshold	Non-Project: County Comprehensive Plan	Rezone	Major Mixed Use Residential	Small Suburban Subdivision	75-acre DNR Timber Sale (not conversion)	Port Expansion	Boxed Store
Zero Threshold	<p>Does the CP result in increased GHG emissions?</p> <p>Likely YES, so County must:</p> <ol style="list-style-type: none"> 1) provide an inventory of GHG emissions generated within the planning area, 2) provide an inventory of energy needs of the planning area, and 3) develop a GHG Reduction Plan for the planning area that implements the GHG Emission Reduction and offsets to zero <u>or</u> 4) it exceeds the threshold. 	<p>Does the rezone result in increased GHG emissions?</p> <p>Likely YES, so local jurisdiction must:</p> <ol style="list-style-type: none"> 1) provide an inventory of GHG emissions generated by the rezone, 2) provide an inventory of energy needs of the rezone and 3) incorporate mitigation and offsets to get down to zero <u>or</u> 4) it exceeds the threshold. <p>Questions:</p> <ol style="list-style-type: none"> 1. GHG emissions being counted isn't there a potential of counting at project stage – how is double counting avoided? 2. Are GHG emissions more concrete at the project stage? 	<p>Does the Mixed Use Residential Project result in increased GHG emissions?</p> <p>If YES, the project could then use mitigation and offsets to bring itself below the threshold.</p> <p>Steps:</p> <ol style="list-style-type: none"> 1) provide an inventory of GHG emissions generated by the project, 2) provide an inventory of energy needs of the project and 3) incorporate mitigation and offsets to get down to zero <u>or</u> 4) it exceeds the threshold. 	<p>Does the Small Suburban Subdivision Project result in increased GHG emissions?</p> <p>Likely YES, the project could then use mitigation and offsets to bring itself below the threshold.</p> <p>Steps:</p> <ol style="list-style-type: none"> 1) provide an inventory of GHG emissions generated by the project 2) provide an inventory of energy needs of the project and 3) incorporate mitigation and offsets to get down to zero <u>or</u> 4) it exceeds the threshold. 	<p>Does the 75- Acre DNR Timber Sale Project result in increased GHG emissions?</p> <p>Likely YES, the project could then use mitigation and offsets to bring itself below the threshold.</p> <p>Steps:</p> <ol style="list-style-type: none"> 1) provide an inventory of GHG emissions generated within the project, 2) provide an inventory of energy needs of the project and 3) incorporate mitigation and offsets to get down to zero <u>or</u> 4) it exceeds the threshold. 	<p>Does the Port Expansion Project result in increased GHG emissions?</p> <p>Likely YES, the project could then use mitigation and offsets to bring itself below the threshold.</p> <p>Steps:</p> <ol style="list-style-type: none"> 1) provide an inventory of GHG emissions generated within the project, 2) provide an inventory of energy needs of the project and 3) incorporate mitigation and offsets to get down to zero <u>or</u> 4) it exceeds the threshold. 	<p>Does the Boxed Store Project result in increased GHG emissions?</p> <p>Likely YES, the project could then use mitigation and offsets to bring itself below the threshold.</p> <p>Steps:</p> <ol style="list-style-type: none"> 1) provide an inventory of GHG emissions generated within the project, 2) provide an inventory of energy needs of the project and 3) incorporate mitigation and offsets to get down to zero <u>or</u> 4) it exceeds the threshold.

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Non-Zero Threshold							
Option 1 Exceeding X-tons/unit or X tons/yr GHG emissions	<p>Does the CP result in GHG emissions above the numerical threshold set for local jurisdiction?</p> <p>If YES, County must:</p> <ol style="list-style-type: none"> 1) provide an inventory of GHG emissions generated within the planning area, 2) provide an inventory of energy needs of the planning area, and 3) develop a GHG Reduction Plan for the planning area that implements the GHG Emission Reduction to below the numerical threshold or adopt feasible reduction measures to reach GHG reduction target and come below numerical threshold. <p>Questions:</p> <ol style="list-style-type: none"> 1. Given the difference in each local jurisdiction as to economics, population, resource lands, etc. would any numerical threshold would likely need to be set by jurisdiction or region? 	<p>Does the rezone result in GHG emissions above the x-tons/unit or x tons/yr threshold set for local jurisdiction?</p> <p>If YES, local jurisdiction must:</p> <ol style="list-style-type: none"> 1) provide an inventory of GHG emissions generated within the rezone area, 2) provide an inventory of energy needs of the rezone area, and 3) develop a GHG Reduction Plan for the planning area that implements the GHG Emission Reduction to below the numerical threshold or adopt feasible reduction measures to reach GHG reduction target and come below numerical threshold. <p>Notes:</p> <p>Difficult to establish appropriate emission threshold per ton for each type of non-project – any generic threshold could be challenged as not being based on actual impact..</p>	<p>Does the mixed use residential project exceed threshold of 900 tpy?</p> <p>If YES, the project could then use mitigation to bring itself below the threshold.</p> <p>Steps:</p> <ol style="list-style-type: none"> 1) inventory GHG emissions generated by project, 2) inventory energy needs of project, and 3) if above 900 tpy threshold then provide onsite and offsite mitigation to reduce GHG emissions to below threshold. 	<p>Does the small suburban subdivision project exceed threshold of 900 tpy?</p> <p>If YES, the project could then use mitigation to bring itself below the threshold.</p> <p>Steps:</p> <ol style="list-style-type: none"> 1) inventory GHG emissions generated by project, 2) inventory energy needs of project, and 3) if above 900 tpy threshold then provide onsite and offsite mitigation to reduce GHG emissions to below threshold. 	<p>Does the timber sale exceed threshold of xxx tpy?</p> <p>If YES, the project could then use mitigation to bring itself below the threshold.</p> <p>Steps:</p> <ol style="list-style-type: none"> 1) inventory GHG emissions generated by project, 2) inventory energy needs of project, and 3) if above xxx tpy threshold then provide onsite and offsite mitigation to reduce GHG emissions to below threshold. <p>Notes:</p> <p>This example shows the difficulty of establishing appropriate emission threshold per ton for each type of project – any generic threshold could be challenged as not being based on actual impact. Also not certain determining a threshold for every type of project is feasible or viable</p>	<p>Does the Port Expansion Project exceed threshold of xxx tpy?</p> <p>If YES, the project could then use mitigation to bring itself below the threshold.</p> <p>Steps:</p> <ol style="list-style-type: none"> 1)inventory GHG emissions generated by project, 2) inventory energy needs of project, and 3) if above xxx tpy threshold then provide onsite and offsite mitigation to reduce GHG emissions to below threshold. 	<p>Does the Boxed Store Project exceed threshold of xxx tpy?</p> <p>If YES, the project could then use mitigation to bring itself below the threshold.</p> <p>Steps:</p> <ol style="list-style-type: none"> 1)inventory GHG emissions generated by project, 2) inventory energy needs of project, and 3) if above xxx tpy threshold then provide onsite and offsite mitigation to reduce GHG emissions to below threshold.

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<p>Option 2 State GHG Reduction Requirements</p>	<p>The County would have to show its CP meets the state required reductions in order to be considered less than significant.</p> <p>The County must:</p> <ol style="list-style-type: none"> determine 1990 emissions, its current emissions, and its projected emissions reasonably attributable to county’s land use decisions and internal government operations. It then calculates the necessary reductions/net emissions to meet 50% below 1990 target by 2050 requirement. Develop mitigation measures to meet target emissions level <p>Any proposal that does not meet the reduction (net emissions) state levels, would be considered to have significant impacts on climate.</p>	<p>The local jurisdiction would have to show the rezone meets the state required reductions in order to be considered less than significant.</p> <p>The jurisdiction must:</p> <ol style="list-style-type: none"> determine 1990 emissions, its current emissions, and its projected emissions reasonably attributable to rezone It then calculates the necessary reductions/net emissions to meet 50% below 1990 target by 2050 requirement. Develop mitigation measures to meet target emissions level <p>Note: This issue may be better/easier addressed within the local jurisdiction’s GHG Reduction Plan – e.g., if the rezone is part of an approved GHG Reduction Plan it would not have a significant impact – and let specific GHG impacts of project be evaluated at the project level</p>	<p>The Project would have to show that it will meet the required reductions based on the average reductions needed from the 1990 emission levels from all GHG sources.</p> <p>The Project must:</p> <ol style="list-style-type: none"> determine 1990 emissions – this could be 1990 emissions for that sector, its projected future emissions. It then calculates the necessary reductions/net emissions to meet 50% below 1990 target by 2050 requirement. Develop mitigation measures to meet target emissions level, or Exceed threshold <p>The required reductions could be determined on a case-by-case basis as stated above.</p> <p>Alternatively, a state agency or local government could allocate the required reductions by project type.</p>	<p>The Project would have to show that it will meet the required reductions based on the average reductions needed from the 1990 emission levels from all GHG sources.</p> <p>The Project must:</p> <ol style="list-style-type: none"> determine 1990 emissions – this would likely be 1990 emissions for that sector, its projected future emissions. It then calculates the necessary reductions/net emissions to meet 50% below 1990 target by 2050 requirement. Develop mitigation measures to meet target emissions level, or Exceed threshold <p>The required reductions could be determined on a case-by-case basis as stated above.</p> <p>Alternatively, a state agency or local government could allocate the required reductions by project type.</p>	<p>The Project would have to show that it will meet the required reductions based on the average reductions needed from the 1990 emission levels from all GHG sources.</p> <p>The Project must:</p> <ol style="list-style-type: none"> determine 1990 emissions its projected future emissions . It then calculates the necessary reductions/net emissions to meet 50% below 1990 target by 2050 requirement. Develop mitigation measures to meet target emissions level , or Exceed threshold <p>The required reductions could be determined on a case-by-case basis as stated above.</p> <p>Alternatively, a state agency or local government could allocate the required reductions by project type</p>	<p>The Project would have to show that it will meet the required reductions based on the average reductions needed from the 1990 emission levels from all GHG sources.</p> <p>The Project must:</p> <ol style="list-style-type: none"> determine 1990 emissions its projected future emissions . It then calculates the necessary reductions/net emissions to meet 50% below 1990 target by 2050 requirement. Develop mitigation measures to meet target emissions level, or Exceed threshold <p>The required reductions could be determined on a case-by-case basis as stated above.</p> <p>Alternatively, a state agency or local</p>	<p>The Project would have to show that it will meet the required reductions based on the average reductions needed from the 1990 emission levels from all GHG sources.</p> <p>The Project must:</p> <ol style="list-style-type: none"> determine 1990 emissions its projected future emissions . It then calculates the necessary reductions/net emissions to meet 50% below 1990 target by 2050 requirement. Develop mitigation measures to meet target emissions level, or Exceed threshold <p>The required reductions could be determined on a case-by-case basis as stated above.</p>

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						government could allocate the required reductions by project type Question: Does the Project measure emissions for entire operations or just emissions resulting from expansion	Alternatively, a state agency or local government could allocate the required reductions by project type

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<p><u>Option 3</u> Uniform % Based Reduction</p>	<p>This County would follow the same steps as option 2 except that the % threshold would be different than that set in state’s recent legislation</p>	<p>The local jurisdiction would follow the same steps as option 2 except that the % threshold would be different than that set in state’s recent legislation</p>	<p>The project would be required to meet a percent reduction target based on the average reductions needed from the business-as-usual emission from all GHG sources to be considered less than significant. (E.g., the threshold could be 15 tpy per residential unit (25% below BAU) and 50 tpy per 1000 sq. ft. retail (25% below BAU)).</p> <p>It would follow the same steps as option 2 except that the % threshold may be different than that set in state’s recent legislation or it may be the same except not applied on a case by case basis but a standard for that project type</p>	<p>The project would be required to meet a percent reduction target based on the average reductions needed from the business-as-usual emission from all GHG sources to be considered less than significant. (E.g., the threshold could be 15 tpy per residential unit (25% below BAU))</p> <p>It would follow the same steps as option 2 except that the % threshold may be different than that set in state’s recent legislation or it may be the same except not applied on a case by case basis but a standard for that project type</p>	<p>The project would be required to meet a percent reduction target based on the average reductions needed from the business-as-usual emission from all GHG sources to be considered less than significant.</p> <p>It would follow the same steps as option 2 except that the % threshold may be different than that set in state’s recent legislation or it may be the same except not applied on a case by case basis but a standard for that project type</p>	<p>The project would be required to meet a percent reduction target based on the average reductions needed from the business-as-usual emission from all GHG sources to be considered less than significant. (E.g., the threshold could be xxx tpy per xxx sq ft industrial (25% below BAU))</p> <p>It would follow the same steps as option 2 except that the % threshold may be different than that set in state’s recent legislation or it may be the same except not applied on a case by case basis but a standard for that project type</p>	<p>The project would be required to meet a percent reduction target based on the average reductions needed from the business-as-usual emission from all GHG sources to be considered less than significant. (E.g., the threshold could be XXX tpy per sq. ft. commercial (25% below BAU))</p> <p>It would follow the same steps as option 2 except that the % threshold may be different than that set in state’s recent legislation or it may be the same except not applied on a case by case basis but a standard for that project type</p>

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<p>Option 4 Standard Threshold By Project Type/ By Economic Sector or by Region</p>	<p>Under this category, a threshold standard could be set for cities and counties based on the size/scale of the local jurisdiction. The County would then have to show its CP meets the threshold in order to be considered less than significant.</p> <p>The County must:</p> <ol style="list-style-type: none"> determine County emissions, and its projected emissions reasonably attributable to county's land use decisions and internal government operations. It then calculates the necessary reductions/net emissions to meet threshold requirement. Develop mitigation measures to meet target emissions level <p>Any proposal that does not meet the threshold (net emissions) would be considered to have significant impacts on climate.</p>		<p>Threshold would set the unit threshold based on number that would capture approximately 90 percent of the residential units and 90 percent of the office/commercial. (E.g., threshold set at 50 residential units; 30,000 sq ft office/commercial.)</p> <p>Then if GHG emissions associated with 50 single-family residential units is 900 metric tons/yr, the residential threshold is 900 metric tons</p> <p>Similar approach for office/commercial with threshold being 30,000 square feet and GHG emissions associated with 30,000 sq ft</p> <p>If the project exceeds that size it would be considered to have a significant impact. The project could then use mitigation to bring itself below the emissions level of 50 residential units/ 30,000 sq. ft. office/commercial</p>	<p>Threshold would set the unit threshold based on number that would capture approximately 90 percent of the residential units. (E.g., threshold set at 50 residential units.)</p> <p>Then if GHG emissions associated with 50 single-family residential units is xxx metric tons/yr, the residential threshold is xxx metric tons</p> <p>If the project exceeds that size it would be considered to have a significant impact. The project could then use mitigation to bring itself below the emissions level of xxx tons for 50 residential units/ xxx office/commercial</p>	<p>Threshold would set the unit threshold based on number that would capture approximately 90 percent of the industry/forest sales. (E.g., threshold set at 70 acres)</p> <p>Then if GHG emissions associated with forest sale of 70 acres is xxx metric tons/yr, the threshold is xxx metric tons</p> <p>If the forest sale project exceeds that size it would be considered to have a significant impact. The project could then use mitigation to bring itself below the emissions level of xxx tons for forest sale</p>	<p>Threshold would set the unit threshold based on number that would capture approximately 90 percent of the industry</p> <p>If the project exceeds that Threshold standard it would be considered to have a significant impact. The project could then use mitigation to bring itself below the emissions level set for industry</p>	<p>Threshold would set the sq. ft. threshold based on number that would capture approximately 90 percent of the commercial. (E.g., threshold set at 30,000 sq ft commercial.)</p> <p>If the project exceeds that size it would be considered to have a significant impact. The project could then use mitigation to bring itself below the emissions level of 30,000 sq. ft. commercial</p>

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<p><u>Option 4</u> By Project Size</p>	<p>Under this category, a threshold standard could be set for cities and counties based on the size/scale of the local jurisdiction. The County would then have to show its CP meets the threshold in order to be considered less than significant.</p> <p>The County must:</p> <ol style="list-style-type: none"> 5. determine County emissions, and 6. its projected emissions reasonably attributable to county’s land use decisions and internal government operations. 7. It then calculates the necessary reductions/net emissions to meet threshold requirement. 8. Develop mitigation measures to meet target emissions level <p>Any proposal that does not meet the threshold (net emissions) would be considered to have significant impacts on climate.</p>	<p>If the threshold was set at 15 residential units/10,000 sq.ft commercial space, if the project exceeds that size it would be considered to have a significant impact. The project could then use mitigation to bring itself below the emissions level of 15 residential units/ 10,000 sq. ft.</p> <p>The thresholds could be set so the categorical exemption would continue to be exempt.</p>	<p>If the threshold was set at 15 residential units/10,000 sq ft, the project that exceeds that size would be considered to have a significant impact. The project could then use mitigation to bring itself below the emissions level of 15 residential units/ 10,000 sq. ft.</p> <p>The thresholds could be set so the categorical exemption would continue to be exempt.</p>	<p>The threshold would be set for timber sale at XX acres, the project that exceeds that size would be considered to have a significant impact. The project could then use mitigation to bring itself below the emissions level of XX acres</p> <p>The thresholds could be set so the categorical exemption would continue to be exempt.</p>	<p>If the threshold was set at XX,000 sq ft, then if the Port project exceeds that size it would be considered to have a significant impact. The project could then use mitigation to bring itself below the emissions level of XX,000 sq. ft.</p> <p>The thresholds could be set so the categorical exemption would continue to be exempt.</p>	<p>If the threshold was set at XX,000 sq ft, then if the project exceeds that size it would be considered to have a significant impact. The project could then use mitigation to bring itself below the emissions level of XX,000 sq. ft.</p> <p>The thresholds could be set so the categorical exemption would continue to be exempt.</p>	

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<p><u>Option 5</u> Decision Tree</p>	<p>Emissions associated with a Comprehensive plan are assumed to have a significant impact unless one can arrive at a less-than-significant finding by:</p> <p>a. Demonstrating that a planning document is in compliance with State’s goal or other accepted standard threshold (zero-threshold, uniform % reduction threshold, etc.).</p> <p>If meets threshold then less than significant,</p> <p>If not meet threshold then, County must mitigate/offset to below threshold -- Tier 2- MDNS</p> <p>If Tier 2 mitigation does not meet threshold then reach 3rd Tier mitigation measures.</p> <p>Third Tier involves more aggressive mitigation measures as well as offset purchases to meet threshold.</p> <p>If not mitigate/offset to threshold after the 3rd Tier, then EIS is needed.</p>	<p>Emissions associated with a rezone are assumed to have a significant impact unless one can arrive at a less-than-significant finding by demonstrating:</p> <ul style="list-style-type: none"> • That the rezone is exempt <p><u>OR</u></p> <ul style="list-style-type: none"> • That the rezone is on a Green List <p><u>OR</u></p> <ul style="list-style-type: none"> • That rezone is consistent with local and regional jurisdictions’ GHG Reduction Plan <p><u>OR</u></p> <ul style="list-style-type: none"> • That it meets accepted standard threshold (zero-threshold, uniform % reduction threshold, etc.). <p>If meets threshold then less than significant,</p> <p>If not meet threshold then, County must mitigate/offset to below threshold -- Tier 2- MDNS</p>	<p>Emissions associated with a mixed use residential project are assumed to have a significant impact unless one can arrive at a less-than-significant finding by demonstrating:</p> <ul style="list-style-type: none"> • That the project is exempt <p><u>OR</u></p> <ul style="list-style-type: none"> • That the project is on a Green List <p><u>OR</u></p> <ul style="list-style-type: none"> • That the project is consistent with local and regional jurisdictions’ GHG Reduction Plan <p><u>OR</u></p> <ul style="list-style-type: none"> • That the project meets accepted standard threshold (zero-threshold, uniform % reduction threshold, etc.). <p>If meets threshold then less than significant,</p> <p>If not meet threshold then, County must mitigate/offset to below threshold -- Tier 2- MDNS</p> <p>If Tier 2 mitigation does</p>	<p>Emissions associated with a subdivision project are assumed to have a significant impact unless one can arrive at a less-than-significant finding by demonstrating:</p> <ul style="list-style-type: none"> • That the project is exempt <p><u>OR</u></p> <ul style="list-style-type: none"> • That the project is on a Green List <p><u>OR</u></p> <ul style="list-style-type: none"> • That the project is consistent with local and regional jurisdictions’ GHG Reduction Plan <p><u>OR</u></p> <ul style="list-style-type: none"> • That the project meets accepted standard threshold (zero-threshold, uniform % reduction threshold, etc.). <p>If meets threshold then less than significant,</p> <p>If not meet threshold then, County must mitigate/offset to below threshold -- Tier 2- MDNS</p> <p>If Tier 2 mitigation does not meet threshold then</p>	<p>Emissions associated with a timber sale project are assumed to have a significant impact unless one can arrive at a less-than-significant finding by demonstrating:</p> <ul style="list-style-type: none"> • That the project is exempt <p><u>OR</u></p> <ul style="list-style-type: none"> • That the project is on a Green List <p><u>OR</u></p> <ul style="list-style-type: none"> • That the project is consistent with local and regional jurisdictions’ GHG Reduction Plan <p><u>OR</u></p> <ul style="list-style-type: none"> • That the project meets accepted standard threshold (zero-threshold, uniform % reduction threshold, etc.). <p>If meets threshold then less than significant,</p> <p>If not meet threshold then, County must mitigate/offset to</p>	<p>Emissions associated with a Port project are assumed to have a significant impact unless one can arrive at a less-than-significant finding by demonstrating:</p> <ul style="list-style-type: none"> • That the project is exempt <p><u>OR</u></p> <ul style="list-style-type: none"> • That the project is on a Green List <p><u>OR</u></p> <ul style="list-style-type: none"> • That the project is consistent with local and regional jurisdictions’ GHG Reduction Plan <p><u>OR</u></p> <ul style="list-style-type: none"> • That the project meets accepted standard threshold (zero-threshold, uniform % reduction threshold, etc.). <p>If meets threshold then less than significant,</p> <p>If not meet threshold then, County must mitigate/offset to</p>	<p>Emissions associated with project are assumed to have a significant impact unless one can arrive at a less-than-significant finding by demonstrating:</p> <ul style="list-style-type: none"> • That the project is exempt <p><u>OR</u></p> <ul style="list-style-type: none"> • That the project is on a Green List <p><u>OR</u></p> <ul style="list-style-type: none"> • That the project is consistent with local and regional jurisdictions’ GHG Reduction Plan <p><u>OR</u></p> <ul style="list-style-type: none"> • That the project meets accepted standard threshold (zero-threshold, uniform % reduction threshold, etc.). <p>If meets threshold then less than</p>

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		<p>If Tier 2 mitigation does not meet threshold then reach 3rd Tier mitigation measures.</p> <p>Third Tier involves more aggressive mitigation measures as well as offset purchases to meet threshold.</p> <p>If not mitigate/offset to threshold after the 3rd Tier, then EIS is needed.</p>	<p>not meet threshold then reach 3rd Tier mitigation measures.</p> <p>Third Tier involves more aggressive mitigation measures as well as offset purchases to meet threshold.</p> <p>If not mitigate/offset to threshold after the 3rd Tier, then EIS is needed.</p>	<p>reach 3rd Tier mitigation measures.</p> <p>Third Tier involves more aggressive mitigation measures as well as offset purchases to meet threshold.</p> <p>If not mitigate/offset to threshold after the 3rd Tier, then EIS is needed.</p>	<p>below threshold -- Tier 2- MDNS</p> <p>If Tier 2 mitigation does not meet threshold then reach 3rd Tier mitigation measures.</p> <p>Third Tier involves more aggressive mitigation measures as well as offset purchases to meet threshold.</p> <p>If not mitigate/offset to threshold after the 3rd Tier, then EIS is needed.</p>	<p>below threshold -- Tier 2- MDNS</p> <p>If Tier 2 mitigation does not meet threshold then reach 3rd Tier mitigation measures.</p> <p>Third Tier involves more aggressive mitigation measures as well as offset purchases to meet threshold.</p> <p>If not mitigate/offset to threshold after the 3rd Tier, then EIS is needed.</p>	<p>significant,</p> <p>If not meet threshold then, County must mitigate/offset to below threshold -- Tier 2- MDNS</p> <p>If Tier 2 mitigation does not meet threshold then reach 3rd Tier mitigation measures.</p> <p>Third Tier involves more aggressive mitigation measures as well as offset purchases to meet threshold.</p> <p>If not mitigate/offset to threshold after the 3rd Tier, then EIS is needed.</p>

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Possible Mitigation	<p>Examples of Comprehensive Plan mitigation to reduce below threshold:</p> <ul style="list-style-type: none"> • High-density developments that reduce VMT • Increase opportunities for public transit • Parking spaces for high-occupancy vehicles and car-share programs • Limits on parking • Transportation impact fees on developments to fund public transit service • Regional transportation centers where various types of public transportation meet • Energy efficient design for buildings, appliances, lighting, and office equipment • Solar panels, water reuse systems, and on-site renewable energy production • Methane recovery in landfills and wastewater treatment plants to generate electricity • Carbon emissions credit purchases that fund alternative energy projects • Preservation of open space/forest/carbon sink areas 	<p>Elements of rezone mitigation to reduce below threshold:</p> <p>Mitigation from Mitigation Group</p>	<p>Elements of mixed use residential mitigation to reduce below threshold:</p> <p>Mitigation from Mitigation Group</p>	<p>Elements of subdivision mitigation to reduce below threshold:</p> <p>Mitigation from Mitigation Group</p>	<p>Elements of rezone Timber Sale to reduce below threshold:</p> <p>Mitigation from Mitigation Group</p>	<p>Elements of Port Expansion mitigation to reduce below threshold:</p> <p>Mitigation from Mitigation Group</p>	<p>Elements of Boxed Store mitigation to reduce below threshold:</p> <p>Mitigation from Mitigation Group</p>