



*Planning Division*

## PLANNING COMMISSION STAFF REPORT

**TO:** Planning Commission

**FROM:** Christopher Williamson, AICP, Senior Planner *CW*

**DATE:** May 17, 2007

**SUBJECT:** Status of 2020 General Plan Update and Notice of Preparation (NOP)  
of the Environmental Impact Report (EIR)

### 1. Recommendation:

That the Planning Commission consider a report and provide direction to the Development Services Director on the status of the 2020 General Plan Update and the NOP of the Draft EIR.

### 2. Discussion:

The 2020 General Plan Update is a mostly technical update to the current 2020 General Plan that nominally extends the planning period to 2030 for purposes of consistency with regional transportation, housing plans, and population projections.

#### *Status of the 2020 General Plan Update Process*

Since the completion of the June, 2006 Background and Alternatives Reports, staff and the consultant team have completed updating and migrating the new citywide traffic model onto a new software platform, compiled land use designation changes into a draft 2020 General Plan Update Land Use Map, and have been working on the Draft EIR.

The new citywide traffic model is calibrated to vehicle counts at over 100 intersections and road segments. The model is integrated with the City of Ventura and Ventura County traffic models. The model will incorporate infill and new development expected with the build-out of the 2020 General Plan, and will allow staff to evaluate the traffic impacts of proposed projects that are not in the current 2020 General Plan.

Staff and the consultant team have prepared a draft 2020 General Plan Update Land Use Map that incorporates proposed land use designation changes (Attachment 1). There are five types of changes:

1. Replacements for Discontinued Land Use Designations:

Several land use designations are either obsolete or involve such small areas that consolidation with other designations is appropriate.

2. Designation Changes to Reflect Actual Development:

Designations are proposed where there would be a better match to actual development. Most of these areas are in the Riverpark, Rose/Santa Clara, and Northeast Community Specific Plans.

3. Interim Designations for Expected Specific Plans:

Land use designations were changed for specific plans planned under the current 2020 General Plan to better reflect the expected development compared to the designations used when the current plan was prepared. These interim designations allow the citywide traffic model and environmental analyses to be more accurate. If and when the specific plans are approved, the designations could change based on the approved land uses. The specific plans are Wagon Wheel, South Shore, Ormond Beach, Teal Club, Sakioka Farms, and Camino Real.

4. Interim Designations for Proposed Projects:

Where large projects are proposed that differ from the current 2020 General Plan, designations were changed to allow the citywide traffic model and environmental analyses to be more accurate. If and when the projects are approved, the designations would change again to match the approved land uses. The major projects in this category are: Levitz/Channel Islands Center, The Courts Specific Plan, Ventura/Vineyard Casden project, Olson Gateway Walk (old-drive-in), Tucker Hemlock/Victoria Tucker, and Vineyard/Home Depot Seniors Housing project.

5. Workforce Housing Initiatives

Staff and the consultant team propose three workforce housing initiatives: 1) Oxnard Ranch project north of El Rio, 2) up to 900 units in the Sakioka Farms Specific Plan, and 3) Downtown East. These three projects could provide up to 5,000 affordable and workforce housing units in an effort to counter the relatively high cost of housing compared to wages in certain sectors of the economy.

The current 2020 General Plan will be reorganized into five major chapters (Demographics, Community Development, Infrastructure and Community Services, Environmental Resources, and Safety and Hazards). Goals and policies will be organized into a separate report that is easier to use in day-to-day work. There are policy issues that need updated or included in the General Plan. They are: 1) parks and open space classification, size, and development; 2) historic preservation and enhancement of older neighborhoods; 3) child and adult day care; 4) "green" development and energy conservation; 5) climate change, sea level change, and CO<sup>2</sup> emission reduction; 6) schools; 7) SOAR extension and the 2020 to 2030 period; 8) affordable and workforce housing; and 9) traffic and circulation. Staff is drafting these and other policies, and they will be key components of the updated plan and future study sessions. We anticipate the Draft 2020 General Plan Update will be ready for review in August.

*Notice of Preparation for the 2020 General Plan Update EIR*

The City Council is invited to review and comment on the proposed scope of the Draft EIR. The City is the Lead Agency for the preparation of the EIR which is proposed to cover the range of environmental topics listed in Attachment 2. We expect the Draft EIR to be ready for public review in June.

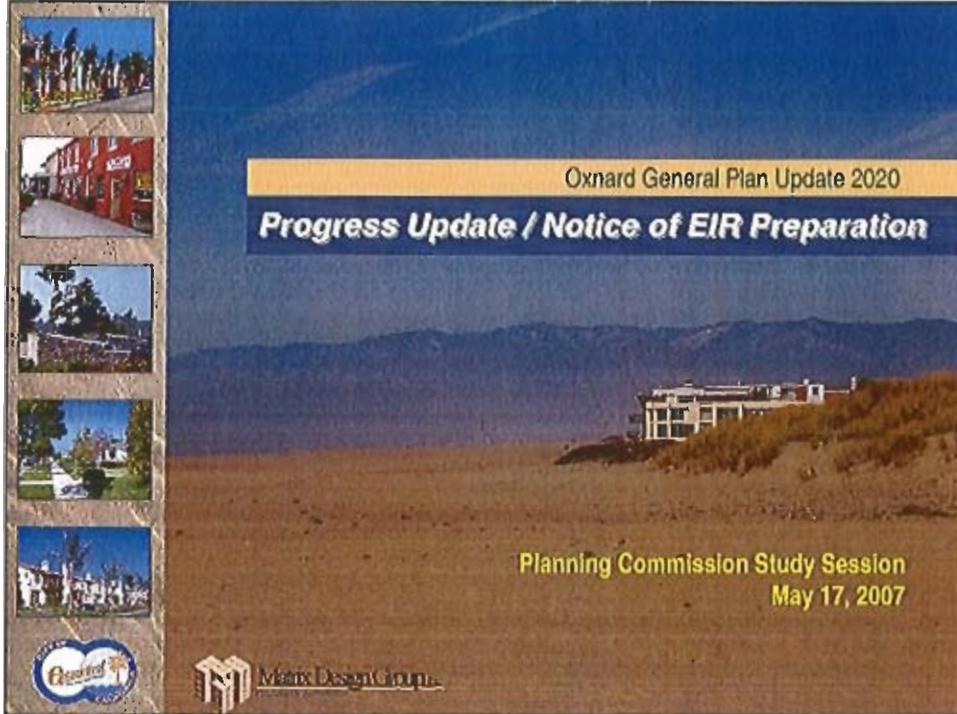
**3. Attachments:**

- A. Powerpoint Presentation
- B. Notice of Preparation

Prepared by: <u>    CW    </u> CW
Approved by: <u>    SM    </u> SM

# ATTACHMENT A

## Powerpoint Presentation



## Introductions

Progress Update 2020 General Plan Update

Project Team:

- City of Oxnard
  - Matthew Winegar, AICP
  - Sue Martin, AICP
  - Chris Williamson, AICP (Project Manager)
  - Jason Samonte, PE
- Matrix Design Group
  - Molly Bosley, AICP
- ESA
  - Ray Weiss

  May 17, 2007

## Agenda

Progress Update

2020 General Plan Update

- Accomplishments and Products to Date
- Current Work Underway
- Next Steps
  - Production of Draft EIR
  - Production of Draft 2020 General Plan Document
  - Workshops and Hearings
- Discussion and Comments on the Scope of the EIR



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## Accomplishments

Progress Update

2020 General Plan Update

- Background Report (June 2006)
- Alternatives Report (June 2006)
- Map Atlas (April 2007)
- Technical Work Completed:
  - 2005 GIS Existing Land Use Map
  - New Citywide traffic model updated and running on new software platform
  - Alternatives prepared and digitized
  - EIR Project (Alt. B) Land Use Map prepared



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**Alternatives**  
 Progress Update 2020 General Plan Update

**Alternative A**  
(EIR Alternative 2)

**Compact Infill**

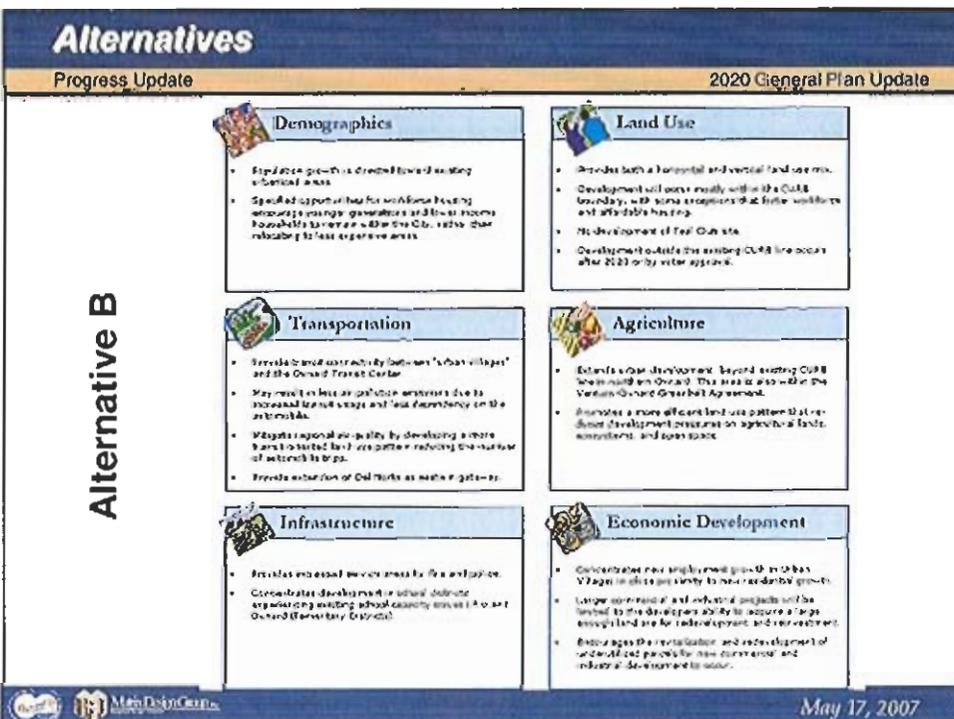
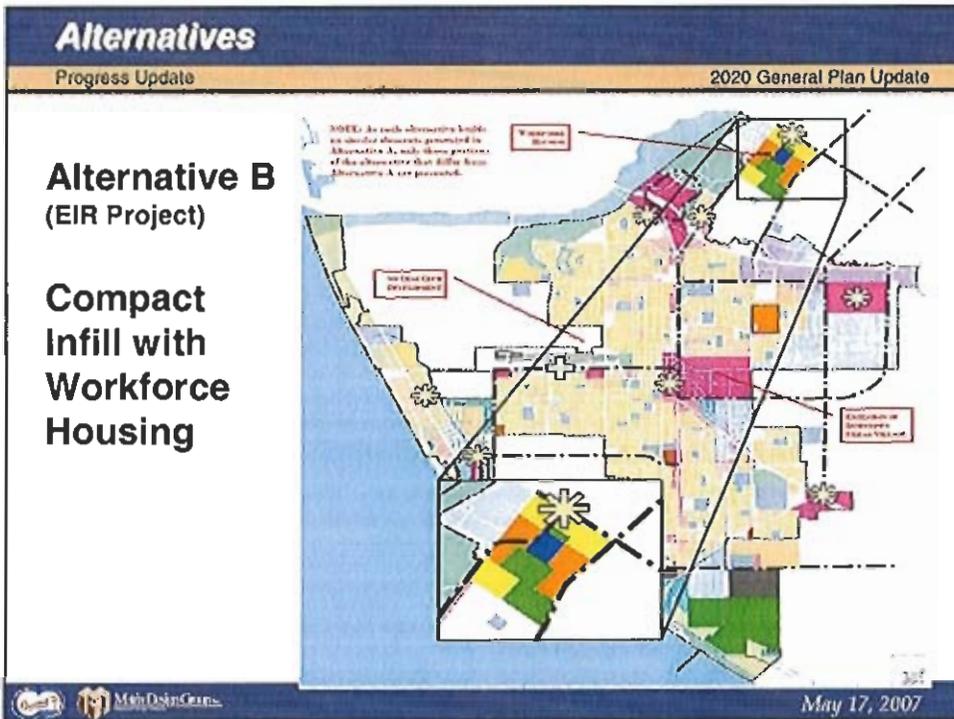
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**Alternatives**  
 Progress Update 2020 General Plan Update

**Alternative A**

<p><b>Demographics</b></p> <ul style="list-style-type: none"> <li>• Population growth is directed toward existing urbanized areas.</li> <li>• Specified opportunities for workforce housing encourage younger generations and lower income households to remain within the City, rather than relocating to less expensive areas.</li> </ul>	<p><b>Land Use</b></p> <ul style="list-style-type: none"> <li>• Provide a mixture of land uses both horizontal as well as vertical.</li> <li>• Promote a more efficient land use pattern that reduces development pressures on agricultural lands, ecosystems, and open space.</li> <li>• Future development will be relatively small-scale, re-development oriented, higher density infill projects.</li> </ul>
<p><b>Transportation</b></p> <ul style="list-style-type: none"> <li>• Provide transit connectivity between "urban villages" and the General Transit Center.</li> <li>• May result in less air pollution emissions due to increased transit usage and less dependency on the automobile.</li> <li>• Mitigate regional air quality by developing a more transit oriented land use pattern reducing the number of automobile trips.</li> <li>• Provide extension of Bal Norte as eastern gateway.</li> </ul>	<p><b>Agriculture</b></p> <ul style="list-style-type: none"> <li>• Concentrates growth within existing CURB lines, mitigating the impact for the conversion of existing farmland to urban development.</li> </ul>
<p><b>Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Takes advantage of the existing well-developed infrastructure systems of the city.</li> <li>• Maximizes the use and efficiency of existing resources, infrastructure, and energy.</li> </ul>	<p><b>Economic Development</b></p> <ul style="list-style-type: none"> <li>• Concentrates new employment growth in Urban Villages in close proximity to new residential growth.</li> <li>• Larger commercial and industrial projects will be limited to the developer's ability to acquire a large enough land area for redevelopment and investment.</li> <li>• Encourages the revitalization and redevelopment of underutilized parcels for new commercial and industrial development to occur.</li> </ul>

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## EIR Approach

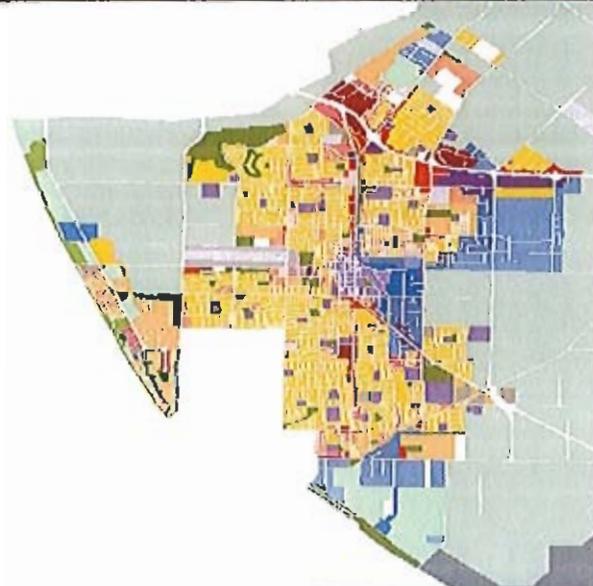
- Use of Alternative B as EIR Project:
  - Build Out of Current 2020 General Plan
  - Middle Growth Projection
  - Consistent with RIINA Forecast
- EIR Alternative 1 “No Project” is Buildout of Current General Plan.
- EIR also Evaluates Alternatives A and C as EIR Alternatives 2 and 3, respectively.

## Current Work

**Alternative B  
EIR Project**

**2020  
General Plan  
Update  
Land Use  
Map**

**Infill and  
Workforce  
Housing**



## Current Work

Progress Update

2020 General Plan Update

### Five Types of Land Use Map Updates:

1. Replacements for discontinued land use designations
2. Changes that reflect actual development and are consistent throughout the Plan
3. Interim designations for potential development under the current 2020 General Plan
4. Interim designations for large proposed developments for purposes of traffic modeling
5. Workforce and transit-oriented housing initiatives



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## Current Work

Progress Update

2020 General Plan Update

### Pending Policy Issues:

1. Parks/Open Space
  - Classifications
  - Size Clarification
2. Neighborhood Conservation
  - Historic Preservation
  - Enhancement and Conservation of Older Neighborhoods



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## Current Work

Progress Update

2020 General Plan Update

3. Child Care and Adult Care
4. Sustainability
  - Green Development
  - Energy Conservation
5. Climate Change
  - Sea Level Change
  - AB 32 "Greenhouse" CO<sup>2</sup> Emissions



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## Current Work

Progress Update

2020 General Plan Update

6. Schools
  - Growth Impacts
  - Conversion to Traditional schedule (OSD)
7. 2020 Horizon Date
  - SOAR Ordinance
  - 2030 horizon for regional planning consistency



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## Current Work

Progress Update

2020 General Plan Update

### 8. Workforce/Transit Oriented Development

- Jones Ranch proposal
- OTC Transit Oriented Development
- Mixed Use Villages

### 9. Traffic Model

- Level of Service
- Network Improvements
- Scenario Testing



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## Next Steps

Progress Update

2020 General Plan Update

### Next Steps:

Comments on the Notice of Preparation (NOP) for the 2020 General Plan Update Environmental Impact Report (EIR)

### This Summer/Fall:

- Draft EIR 45-day Circulation and Hearing
- Public Review of Draft 2020 General Plan Update
- Planning Commission/City Council study sessions and hearings



May 17, 2007

# ATTACHMENT B

## Notice of Preparation

# City of Oxnard General Plan

April 5, 2007

## NOTICE OF PREPARATION



*(California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375)*

To: State Agencies  
Responsible Agencies  
Local and Public Agencies  
Trustee Agencies  
Interested Parties

From: City of Oxnard Development Services Department,  
Planning Division, Second Floor  
305 W. Third Street  
Oxnard, CA 93030

Subject: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

The City of Oxnard (City) will be the Lead Agency for the preparation of an Environmental Impact Report (EIR) for the City's 2020 General Plan Update project (Proposed Project). We need to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the Proposed Project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the Proposed Project.

The project description, location, and the probable/potential environmental effects of the Proposed Project are contained in the attached materials. An initial study was not prepared for this NOP; however, a summary of the environmental issues to be analyzed in the EIR is provided as part of the attached information.

Due to the time limits mandated by State Law, your response must be sent at the earliest possible date, but not later than May 4, 2007.

Please send your response to Chris Williamson, Senior Planner, City of Oxnard Planning Division (805) 385-8156, at the address shown above. We will need the name for a contact person in your agency. Although written comments are preferred, comments may also be submitted via the City's General Plan Update website. The website address is [www.westplanning.com](http://www.westplanning.com).

Project Title: City of Oxnard 2020 General Plan Update

Project Applicant: City of Oxnard Development Services Department, Planning Division

Project Location: City of Oxnard, Ventura County

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Dr. Chris Williamson, AICP  
Senior Planner, City of Oxnard Planning Division  
(805) 385-8156

## PROJECT OVERVIEW



### EIR Scoping Meeting

The City of Oxnard has set up a meeting to receive public input on the scope of the General Plan environmental impact report (EIR). At this meeting, individuals, agencies, and organizations can provide the City with their input on the content and analysis conducted for the General Plan EIR.

**Date:** Tuesday April 17, 2007

**Time:** 7:00 PM

**Place:** City Council Chambers  
305 West Third Street

### 1. Project Title

City of Oxnard 2020 General Plan Update

### 2. Lead Agency

City of Oxnard Development Services Department, Planning Division  
305 W. Third Street  
Oxnard, CA 93030

### 3. Contact Person

Dr. Chris Williamson, AICP  
Senior Planner, Planning Division  
(805) 385-8156

### 4. Project Location

The City of Oxnard is located 60 miles northwest of Los Angeles and 35 miles south of Santa Barbara. The City is situated along a beautiful stretch of the Pacific coastline and west of the Coast Mountain Range as presented in Figure 1. Its Mediterranean climate, fertile topsoil, adequate water supply, and long harvest season combine to provide favorable agricultural conditions in the surrounding Oxnard plain. As the largest city within Ventura County, Oxnard is a rich combination of a relaxed seaside destination, progressive business center, and the center of a regional agricultural industry.

### 5. Project Sponsor

City of Oxnard Development Services Department, Planning Division  
305 W. Third Street  
Oxnard, CA 93030

### 6. General Plan Designations

Multiple designations

### 7. Zoning Designations

Multiple designations



SOURCE: ESRI, 2006; and ESA, 2007

City of Oxnard General Plan Update  
**Figure 1**  
Regional Locator Map

## 8. Description of Project

The Proposed Project represents a comprehensive update to the City's existing General Plan. Preparation of the EIR and General Plan will be conducted concurrently in order to develop a self-mitigating General Plan. The EIR is expected to be completed in summer 2007 and will provide an assessment of the updated General Plan, an updated citywide traffic model, and potential expansion of the City's existing Sphere of Influence (SOI).

Every City and County in California is required by State law (Government Code Section 65300) to prepare and maintain a planning document called a general plan. A general plan is designed to serve as the jurisdiction's "constitution" or "blueprint" for community land use and resource conservation decisions. Decision makers in the City will use the Oxnard General Plan to provide direction when making land use and public service decisions. All specific plans, subdivisions, public works projects, and zoning decisions must be consistent with the City's General Plan.

The general plan must address the seven topics (referred to as "elements") of land use, circulation, housing, open-space, conservation, safety, and noise (Government Code Section 65302), to the extent that the topics are locally relevant. It may also include other topics of local interest, as chosen by the City (Government Code Section 65303). The City has chosen to include three additional elements: Demographics, Community Development, and Community Services.

Based on community input received during the public participation process and an analysis of existing conditions in the city, the following themes were identified and used to develop the goals, policies, and implementation programs for the draft General Plan as well as the draft Land Use Diagram. These themes are summarized in Table 1 below.

### Project Goals

The Draft General Plan will address several key goals that were identified and considered by the City based on the various General Plan Themes and input received from City stakeholders during public workshops held earlier in the General Plan Update process. These goals include the following:

- Minimize the loss of agricultural land.
- Population projections based on the 2020 General Plan fall within a range of 238,000 to 286,000 people.
- Provide a broad range of housing opportunities.
- Consider mobility implications of land use decisions.
- Provide options for the maximum usage of land – such as infill or mixed use development.
- Consider the expiration of the Save Open Spaces and Agriculture / City Urban Restriction Boundaries (CURB) in 2020.
- Protect existing land uses from incompatible development.

**Table 1 Key General Plan Themes**

<b>Growth</b>	Growth should be managed to ensure the provision of adequate public services and protection of valuable open space and agricultural lands.
<b>Development</b>	Future development opportunities should include a range of housing opportunities, including affordable housing for low-income families and senior citizens.
<b>Tourism</b>	Tourism is a key component to the Oxnard economy and a critical component of the community's identity.
<b>Community Design</b>	Community design is integral to sustaining and developing a distinct identity for the City of Oxnard and its unique neighborhoods and cultural areas.
<b>Mobility</b>	The provision of adequate circulation and mobility is integral to the quality of life experienced within the community.
<b>Recreation</b>	Entertainment and recreational opportunities are important to the community.
<b>Cultural Heritage</b>	There is a strong commitment to the cultural heritage and historical background of the community. Programs designed to revitalize and redevelop older neighborhoods, promote neighborhood identity, and provide increased access to services are encouraged.

**Table 2  
Designated Land Uses Proposed under  
the General Plan**

Designated Land Use	Acreage
Residential High Density	360
Residential Low Density	4,680
Residential Low Medium Density	1,670
Residential Medium Density	710
Residential Mobile Home Park	250
Commercial Community	80
Commercial Convenience	10
Commercial General	600
Commercial Neighborhood	30
Commercial Office	60
Commercial Regional	350
Central Business District	210
Industrial Light	1,640
Industrial Limited	730
Central Industrial Area	220
Business and Research Park	390
Resource Protection	1,430
Parks and Recreation	1,410
Open Space	70
Agricultural*	23,970
Schools	920
Visitor Services	210
Airport Compatible	220
Ventura County	2
Other Public Utility/Energy Facilities	310
Easements	400
Public/Semi-Public	530
Point Mugu Military Base	4,170
<b>Total</b>	<b>45,632</b>

Source: City of Oxnard 2007; ESA 2007

\*All land designated "Agriculture" is outside of the City limits and within unincorporated Ventura County. State law requires land use designations for these County areas within the City's Planning Area.

## Planning Boundaries

The 2020 General Plan Planning Area (PA) is shown in Figure 2 and covers an area consisting of approximately 46,000 acres. The western PA boundary extends north along the Pacific Ocean Coast from the northern boundary of the Ventura County Naval Base, around the City of Port Hueneme, to the Santa Clara River. The northern PA boundary begins at the coast and extends east-northeast along the Santa Clara River. Approximately one mile east-northeast of Wells Road, the PA boundary heads directly east across the Santa Clara River for approximately three miles before the boundary turns south. The PA boundary follows Beardsley Wash for approximately three miles until it reaches Highway 101. At this point, the PA boundary travels along Highway 101 for approximately a half mile then turns south. North of 5th Street, the boundary again follows Beardsley Wash and the Revolon Channel. The PA project boundary turns southwest and crosses Highway 1 and passes west through the Ventura County Naval Base. The PA project boundary continues along the northern boundary of the Ventura County Naval Base - Port Hueneme towards the Pacific Coast.

## Buildout under the Draft General Plan

A draft land use diagram for the Proposed Project is provided in Figure 2. This diagram reflects Alternative B, one of three alternatives identified during the visioning/alternatives development phase of the Proposed Project (June 2006). Alternative B reflects a midlevel growth alternative. Other alternatives are discussed later in this notice. As shown in the figure, the Proposed Project is comprised of various land use designations. Table 2 provides a list of these designated land uses along with an estimate of acreage attributed to each land use.

The EIR assumes that overall buildout of the Proposed Project will occur by 2020. Development under the Proposed Project will be incremental and timed in response to market conditions. The proposed General Plan will include policies intended to control the amount and location of new growth.

## General Plan Organization

The Goals and Policies Report sets out a hierarchy of goals, policies, and implementation measures designed to guide future development in the City. To provide a comprehensive and easy-to-use format, the Goals and Policies Report is divided into five major sections. Each section contains a set of related topics that have been





**Table 3  
Sections of the Goals and Policies  
Report**

<b>Demographics</b>
<ul style="list-style-type: none"> <li>• Demographics</li> </ul>
<b>Community Development</b>
<ul style="list-style-type: none"> <li>• Land Use*</li> <li>• Urban Design and Community Identify</li> <li>• Growth Management</li> <li>• Economic Development</li> </ul>
<b>Infrastructure and Community Services</b>
<ul style="list-style-type: none"> <li>• Circulation, Traffic, and Transportation *</li> <li>• Utilities</li> <li>• Public Facilities and Services*</li> <li>• Parks and Recreation *</li> </ul>
<b>Environmental Resources</b>
<ul style="list-style-type: none"> <li>• Biological Resources*</li> <li>• Aesthetic Resources</li> <li>• Cultural Resources</li> <li>• Agricultural and Soil Resources*</li> <li>• Mineral Resources*</li> <li>• Air Quality</li> <li>• Energy and Resource Conservation*</li> </ul>
<b>Safety and Hazards</b>
<ul style="list-style-type: none"> <li>• Geologic, Seismic, and Soil Hazards*</li> <li>• Natural Hazards*</li> <li>• Noise*</li> <li>• Hazardous Materials and Uses*</li> <li>• Transportation Hazards*</li> </ul>
* Required element.

grouped together based on the close relationship of those topics.

Each section will start with an overview of the topics contained in that section and present the guiding principles used in the preparation of these topics. The individual topics will build on these guiding principles, with each topic containing a set of goals, policies, and implementation measures that will be used to guide the future of the City. The five sections and the topics that comprise each section are summarized in Table 3. The Housing Element is governed by separate state laws and is on a separate mandated update schedule, currently required by July 2008.

**General Plan Documents**

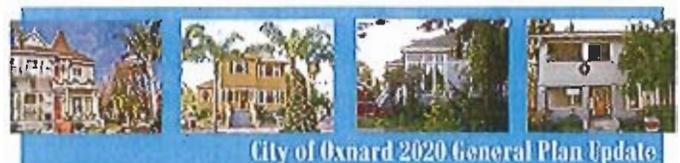
The General Plan Update includes the preparation of five documents, divided into two sets: General Plan Documents (adopted) and General Plan supporting documents used to assist in the decision making process.

**General Plan Adopted Documents:**

- **Goals and Policies Report.** This report is the essence of the General Plan. It contains the goals and policies that will guide future development within the City and its Planning Area. This document also identifies implementation measures.
- **Land Use and Circulation Diagrams.** The General Plan will contain land use and other diagrams showing the distribution of land use designations and the designation and general location of current and proposed roadway/highway and bicycle/trails system components within the Planning Area.
- **Background Report.** This report provides a detailed description of the environmental, economic, land use, public facility, and service conditions that existed within the City’s Planning Area generally as of 2005. [Previously released June 2006]

**General Plan Supporting Documents:**

- **Alternatives Report.** This report provides a discussion of the land and circulation alternatives considered for the General Plan Update. [Previously released June 2006]



■ **Environmental Impact Report (EIR).** An EIR will be prepared to meet the requirements of the California Environmental Quality Act (CEQA). Information presented in the EIR will be used to better understand the potential environmental impacts associated with implementation of the General Plan.

## Public Input into General Plan Development

During the City's Visioning Process in 2002, the City solicited public input to identify important topics for the development of the General Plan. During the process, approximately 300 people participated in community-wide workshops, one Inter-Neighborhood Council Forum (INCF) meeting, a staff workshop, and stakeholder interviews. The workshops and meetings allowed the public to voice their concerns and provide suggestions for improving and enhancing the community.

As part of the process to prepare the EIR, a public scoping meeting will be held in April 2007. The public is invited to attend and provide comments on the proposed topics to be included in the General Plan Update EIR.

The City's General Plan Update website (<http://www.westplanning.com>) contains information regarding available documents, a schedule of events with upcoming hearings, and a place to submit comments.

## Alternatives to the Proposed Project

CEQA requires that an EIR consider alternatives to a project (Section 15126 [a]). According to CEQA Guidelines, the range of alternatives "shall include those that could feasibly accomplish most of the basic purposes of the project and could avoid or substantially lessen one or more of the significant impacts" (Section 15126 [d] [2]). A short description of each of the alternatives is included below.

The following alternatives are currently being proposed for evaluation in the EIR for the proposed project (Preferred Land Use Alternative):

- Alternative 1—No Project (Build-out of Existing General Plan)
- Alternative 2—Infill and Workforce Housing
- Alternative 3—New Development Outside CURB

### Alternative 1 No Project (Build-out of Existing General Plan)

CEQA requires that the EIR for a project consider a "No Project" alternative. The No Project alternative assumes that the proposed project is not adopted by the City. For the purposes of this EIR, it is assumed that in the absence of the proposed project, the existing 1990 General Plan would continue to guide the City's development. Full build-out of the existing General Plan would include both currently approved projects, plus a limited amount of additional development permitted under the existing General Plan in the future.

### Alternative 2 Infill and Workforce Housing

Alternative 2 focuses on intensifying development at key locations throughout the City. This alternative would utilize an "urban village" concept for areas with underutilized properties that are ideal for revitalization and infill. The "urban village" concept provides sufficient densities to make transit feasible and provides sufficient neighborhood services and shops to support daily needs through sustainable design. These "urban villages" incorporate the principles of redevelopment, reinvestment, mixed-use development, workforce housing, and transit connectivity.

### Alternative 3 New Development Outside CURB

Alternative 3 would also build upon the principles identified in Alternative 1, but would also incur growth outside the CURB boundary. Areas of new development outside the CURB line would allow mostly large-scale private development of adjacent areas that "round out and fill in" the City's boundaries.



## Potential Environmental Impacts

The EIR prepared for the City's Oxnard 2020 General Plan Update will address the range of impacts that could result from adoption and implementation of the Proposed Project. This section provides a short summary of the potential impacts that will be analyzed in the EIR.

### Aesthetics

*The project may:*

- Have adverse effects on scenic vistas.
- Damage scenic resources.
- Degrade the existing visual character or quality of the City and its surroundings.
- Create a new source of substantial light or glare.

### Agriculture Resources

*The project may:*

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses.
- Conflict with existing agricultural use.
- Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use.

### Air Quality

*The project may:*

- Conflict with or obstruct implementation of the applicable air quality plan.
- Result in a net increase of any criteria pollutant for which the project region is non-attainment under the federal or state ambient air quality standard.
- Expose sensitive receptors to substantial pollutant concentrations.
- Create objectionable odors affecting a substantial number of people.
- Result in an increase in greenhouse gas emissions that would contribute to global warming conditions.

### Biological Resources

*The project may:*

- Have a substantial adverse effect on any species identified as a candidate for special or sensitive status in local or regional plans,

policies, or regulations, or by the California Dept. of Fish and Game or U.S. Fish and Wildlife Service.

- Have a substantial adverse effect on riparian habitat.
- Have a substantial adverse effect on federally protect wetlands.
- Interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

### Cultural Resources

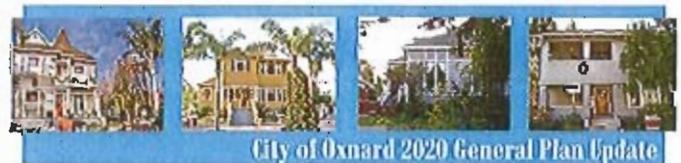
*The project may:*

- Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5.
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.
- Directly or indirectly destroy a unique paleontological resource or site or unique geological feature.

### Geology and Soils

*The project may:*

- Result in substantial soil erosion or the loss of topsoil.
- Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.
- Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994).



## Hazards and Hazardous Materials

*The project may:*

- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- Expose people or structures to a significant risk of loss, injury, or death involving earthquakes, or upsets due to earthquakes or floods.

## Hydrology and Water Quality

*The project may:*

- Substantially affect groundwater supplies or interfere with groundwater recharge.
- Substantially alter the existing drainage patterns in a manner that could result in substantial erosion or siltation .
- Substantially alter the existing drainage pattern of the site or area in a manner that could result in flooding on or off site.
- Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.
- Otherwise substantially degrade water quality.
- Place housing within a 100-year flood hazard area.
- Place within a 100-year flood hazard area structures that would impede or redirect flood flows.
- Expose people or structures to a significant risk of loss, injury, or death involving flooding.
- Inundated by seiche, tsunami, or mudflow.

## Land Use

*The project may:*

- Conflict with an applicable land use plan, policy or regulation of an agency with juris-

isdiction over the project adopted for the purpose of avoiding or mitigating a significant environmental effect.

## Mineral Resources

*The project may:*

- Result in the loss of availability of a known mineral resource that would be of value to the region.
- Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

## Noise

*The project may:*

- Expose persons to excessive groundborne vibration or groundborne noise levels.
- Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.
- For a project located within an airport land use plan expose people residing or working in the project area to excessive noise levels.

## Population and Housing

*The project may:*

- Induce substantial population growth in an area, either directly or indirectly.

## Public Services

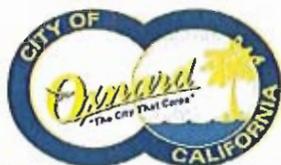
*The project may:*

- Create an increase in demand for new or expanded public facilities and services such as Fire protection, Police protection, Schools, Parks, and other public facilities, which may cause potentially significant environmental impacts.

## Recreation

*The project may:*

- Increase the use of existing neighborhood and regional parks or other recreational fa-



ilities such that substantial physical deterioration of the facility would occur or be accelerated.

- Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

### Transportation/Traffic

*The Project may:*

- Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system.
- Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.

### Utilities and Service Systems

*The project may:*

- Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects .
- Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.

