

## 2.1 INTRODUCTION

This EIR is intended to provide decision-makers and the public with information that enables them to intelligently consider the environmental consequences of the proposed action. This EIR identifies significant or potentially significant environmental effects, as well as ways in which those impacts can be reduced to less-than-significant levels, whether through the imposition of code requirements, mitigation measures, or through the implementation of alternatives to the project. In a practical sense, EIRs function as a technique for fact-finding, allowing future Applicants, concerned citizens, and agency staff an opportunity to collectively review and evaluate baseline conditions and project impacts through a process of full disclosure.

## 2.2 PROJECT DESCRIPTION

### ■ Background

In California, every city and county must adopt a general plan to guide future decision making in the jurisdiction. In general law cities and counties, the governing body must find that their decisions are consistent with the general plan. In all cities and counties, each general plan must contain at least seven elements, including Land Use, Circulation, Noise, Housing, Conservation, Open Space, and Safety elements. Although the law does not elevate any one element or elements over the others, the Land Use and Circulation Element are likely the most important because more than any other elements they guide the physical form of the community; in a sense they guide what will happen in the community and where it will happen, when resources are available for development and/or investment. The other five required elements, Housing, Conservation, Open Space, Noise, and Safety, provide guidance on “how” things will occur, guiding the implementation of the Land Use and Circulation elements. Although the General Plan has not been comprehensively revised in recent years, there have been periodic amendments to the majority of the elements, including adoption of a new Housing Element in 2002.

### ■ Proposed General Plan

The City of Simi Valley is largely urbanized with limited vacant land area. The updated General Plan focuses on how limited population and employment changes and emphasis on trip reduction strategies can be strategically managed to preserve the distinguishing and valued qualities of the City, support a thriving economy that benefits the City’s residents’ quality of life, and to achieve a sustainable and integrated system of land use and transportation in the City of Simi Valley consistent with the requirements of recent state legislation. Of primary importance, the General Plan Update conserves the existing pattern of uses and establishes policies for the protection and long-term conservation of established residential neighborhoods. The majority of land use changes that would be allowed under the General Plan Update would be focused in areas around nodes along primary commercial and transit corridors in the City.

The City of Simi Valley has developed a set of guiding principles or objectives that provide a framework for planning and confirming growth and land use development demands. These principles direct how and where growth will be distributed throughout the City within the context of natural resource protection and neighborhood conservation. Guiding principles are nonnegotiable criteria that will guide updating the General Plan. The principles guide development of a land use plan and constitute a set of rules by which updated policies will be written and enforced. The guiding principles also aid in ensuring internal consistency throughout the document.

■ **Natural and Environmental Resources**

- > Preserve the natural hillsides setting surrounding the City for its valuable aesthetic and visual qualities intrinsic to Simi Valley's landscape and identity.
- > Maintain the City's hillside preservation standards as a means to protect natural environments and open spaces surrounding Simi Valley.
- > Enhance the Arroyo Simi as a natural resource that serves as a scenic recreational resource as well as a public safety resource for flood protection.
- > Improve air quality through development patterns that reduce the need for automobile travel and minimize congestion.
- > Achieve sustainable levels of energy and resource consumption through efficient land use, transportation, building design, construction techniques, waste management, and efficient infrastructure design and operation.
- > Strengthen the City's water recycling program to reduce water consumption and lessen the need for imported water.
- > Partner with the Rancho Simi Recreation and Park District to promote open space attainment.

■ **Community Identity, Character, and Design**

- > Provide a diversity of neighborhood environments.
- > Focus higher density developments and mixed-use projects in areas adjacent to transit stations, along transit corridors and commercial corridors, near job centers, and in strategic opportunity areas throughout the City.
- > Promote neighborhood design for development that is compatible with the scale and character of existing adjacent development.
- > Promote livable and well-designed neighborhoods with a mix of uses and services that are walkable to support improved health and the needs of families, youth, seniors, and a growing population.
- > Create vibrant public areas that serve as gathering places, town centers, and villages for the community.
- > Locate and design buildings, streetscapes, and public spaces that are pedestrian-friendly.
- > Promote developments that foster accessibility and connectivity between areas, and safely and efficiently accommodate a mixture of cars, transit, bicyclists, and pedestrians.
- > Guide new development with design standards that promote well-designed properties that are context sensitive.

### ■ Land Use and Growth Management

- > Utilize infill development and re-use, while maintaining important qualities of community character.
- > Prioritize the reuse of obsolete or underutilized commercial centers.
- > Promote land uses that achieve the City's regional fair share of housing and strengthen its economic and jobs base.
- > Utilize sustainable development and land use planning practices that provide for the needs of existing residents and businesses while preserving choices for future generations.
- > Maintain the City Urban Restriction Boundary (CURB) as a means to maintain the City's distinct identity and to limit inefficient urban development in the natural areas surrounding Simi Valley.
- > Prioritize infill development and redevelopment within areas currently developed consistent with community character objectives.

### ■ Neighborhood Security and Housing Choice

- > Foster public safety through good community design and the use of Crime Prevention through Community Design (CPTED) concepts.
- > Maintain the City's rating as one of the safest cities in the nation by continuing to provide a high level of public safety services.
- > Minimize the City's vulnerability to natural and manmade disasters and strengthen the City's emergency response systems.
- > Provide a mix of housing to meet the needs of current and future residents, including an equitable distribution of affordable housing, throughout the City.
- > Encourage a mix of housing types within neighborhoods to promote a diversity of households for residents of all ages and income levels.

### ■ Economic Vitality and Security

- > Maintain a broad range of jobs that are accessible to all residents.
- > Attract highly skilled and professional jobs in finance, professional services, and biotech industries to match residents' education and skills.
- > Promote strategic reinvestment in underperforming commercial centers as potential for job centers and mixed-use neighborhood centers.
- > Promote clean industries and businesses that provide job opportunities, enhance the local economy, and encourage new businesses to locate adjacent to existing and planned business parks and transit corridors.

### ■ Public Services, Infrastructure, and Mobility

- > Promote a high level of public services to maintain the quality of life that Simi Valley residents have come to expect through good traffic circulation systems and other infrastructure including water and sewer.
- > Reduce the City's need for imported water through increased water conservation practices and recycling.

- > Partner with the Simi Valley Unified School District to promote quality education and continued high levels of educational attainment in Simi Valley.
- > Pursue additional commuter transit service to the west end of the City by Metrolink as a means to decrease roadway congestion and enhance regional mobility for residents and visitors to the City.
- > Provide a range of transportation choices to residents that promote alternatives to automobile use including walking, biking, and public transit.
- **Health, Social, and Cultural Well-Being**
  - > Recognize and preserve areas of Simi Valley that contribute to the City’s history and culture.
  - > Recognize the need to provide a variety of recreation and leisure activities for the diverse population of Simi Valley as a means to support active and healthy lifestyles for residents of all ages and income groups.
  - > Support community health by promoting the availability of organic and whole food choices to residents.
  - > Recognize that trails are an important recreational asset that may be integrated with transportation systems to encourage mobility within the City.
  - > Promote ongoing volunteer opportunities and civic engagement as a means to provide social opportunities and enhance community life.

The General Plan Update focuses on how population and employment growth can be strategically accommodated to preserve the distinguishing and valued qualities of the community. For most of the City, the General Plan Update conserves the existing pattern of uses and establishes policies for protection and long-term maintenance of established neighborhoods. The General Plan Update provides comprehensive policies for the entire City and is intended to be a comprehensive update from the City’s current General Plan, last updated in 1988.

The Planning Area comprises all properties located within the following boundaries: the City limits of Simi Valley (approximately 27,056 acres [excluding nine unincorporated County areas within the City boundaries]); the Simi Valley City Urban Restriction Boundary (CURB) (3,039 acres beyond the City limits); and the City’s Sphere of Influence (SOI) (4,001 acres abutting the City limits); and the Simi Valley Area of Interest (total of 32,230 acres). The General Plan Update contains policies regarding future land use and development addressed from a Citywide perspective, with the majority of the proposed land use changes limited to thirteen primary study areas. New development in accordance with the General Plan Update would result as re-use of economically underperforming properties and obsolete development, conversion of uses in response to market demand (e.g., office and commercial to residential) and more intense use of land in defined areas.

## 2.3 CLASSIFICATION OF ENVIRONMENTAL IMPACTS

Potential environmental impacts have been classified in the following categories:

- **Less Than Significant (LTS)**—Results in no substantial adverse change to existing environmental conditions

- **Potentially Significant (PS)**—Constitutes a substantial adverse change to existing environmental conditions that can be mitigated to less-than-significant levels by implementation of feasible mitigation measures or by the selection of an environmentally superior project alternative
- **Significant and Unavoidable (SU)**—Constitutes a substantial adverse change to existing environmental conditions that cannot be fully mitigated by implementation of all feasible mitigation measures or by the selection of an environmentally superior project alternative

Impacts are also classified as direct or indirect. Direct impacts occur both at the same time and the same place as the proposed project. Indirect impacts are also caused by implementation of the project; however, they occur at a later time or are removed in distance. Lastly, cumulative impacts are also analyzed in this environmental document. Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

Where significant impacts are identified, CEQA requires that feasible mitigation measures are discussed to avoid or substantially reduce significant effects. As described in Section 15370 of the CEQA Guidelines, there are generally five categories of mitigation measures, which include the following:

- Avoiding the impact altogether by not taking a certain action or parts of an action
- Minimizing impacts by limiting the degree or magnitude of the action and its implementation
- Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action
- Compensating for the impact by replacing or providing substitute resources or environments

In addition, the City of Simi Valley has set forth certain code requirements in their Municipal Code for the purpose of controlling or reducing potential environmental and/or safety issues associated with a proposed project. These may include, but are not necessarily limited to, development standards, the payment of impact fees, infrastructure improvements, and/or operational requirements. In this EIR, standard code requirements that are relevant to the environmental analysis are identified along with the discussion of mitigation measures in each resource-specific discussion provided in Chapter 4 of this document. Code requirements often have the effect of reducing an environmental impact, and as such, take the place of mitigation measures that would otherwise be required to address impacts. Code requirements identified in this document are not inclusive of all code requirements that would be imposed on the proposed project; only those that are relevant to the environmental analysis are included.

## 2.4 SYNOPSIS OF ALTERNATIVES

As required by Section 15126.6(a) of the CEQA Guidelines and recent court cases, an EIR must:

Describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.

Further, Section 15126.6(b) Guidelines state:

The discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

## 2.4.1 Alternatives Evaluated

Alternatives selected for further analysis include the following:

- **Alternative 1: No Build (Zero Growth under Existing General Plan)**—Under this alternative, no future development would occur through 2035 under the existing General Plan (1998) and the General Plan Update would not be adopted. Therefore, all potential environmental impacts would be the same as existing conditions. This Alternative allows decision-makers to assess the impacts of approving the proposed project with the impacts of not approving the proposed project based on existing conditions and not approving any subsequent development proposals.
- **Alternative 2: No Project/Existing General Plan (1998) Build-Out**—Under this alternative, all future development would occur according to the existing General Plan (1998). This is the “No Project” alternative, since no legislative changes would be required, and the 1998 General Plan would continue to be in effect. It is assumed that the build-out would occur by 2035. This Alternative would allow decision-makers to assess the impacts of not taking additional action with respect to land use and future development.
- **Alternative 3: Reduced Density**—The reduced density alternative was derived and analyzed by using SCAG regional forecast numbers. Alternative 3 results in reductions to the number of residential units, commercial, office, Business Park, and industrial square footage as compared to the General Plan Update.

## 2.5 SUMMARY OF IMPACTS AND APPLICABLE GENERAL PLAN POLICIES THAT REDUCE OR ELIMINATE IMPACTS

Pursuant to Section 15123(b)(1) of the CEQA Guidelines, Table 2-1 (Summary of Environmental Effects and Applicable General Plan Policies) contains a summary of environmental impacts associated with the proposed project, the applicable General Plan policies that would reduce or eliminate the impacts, and the level of significance of the impacts following the implementation of these General Plan policies.

**Table 2-1 Summary of Environmental Impacts and Applicable General Plan Policies**

KEY: NI = No Impact LTS = Less Than Significant PS = Potentially Significant SU = Significant and Unavoidable			
<i>Impact</i>	<i>Significance Before Implementation of GP Policies</i>	<i>General Plan Policies that Reduce or Eliminate Impacts</i>	<i>Significance After Implementation of GP Policies</i>
<b>Aesthetics</b>			
<b>Impact 4.1-1</b> Implementation of the General Plan Update could result in a substantial adverse effect on a scenic vista; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	LU-1.2, LU-4.1, LU-4.2, LU-4.4, LU-6.1, LU-7.1, LU-7.2, LU-26.1, LU-7.1, NR-3.1, NR-3.2	LTS
<b>Impact 4.1-2</b> Implementation of the General Plan Update could result in damage to scenic resources, including, but not limited to, trees and rock outcroppings; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	LU-4.1, LU-4.2, LU-4.3, LU-6.1	LTS
<b>Impact 4.1-3</b> Implementation of the General Plan Update could result in substantial degradation of the visual character or quality of the City and its surroundings; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	LU-1.2, LU-3.1, LU-3.2, LU-3.5, LU-3.7, LU-4.1, LU-4.2, LU-4.3, LU-4.4, LU-4.5, LU-4.7, LU-4.8, LU-4.9, LU-5.1, LU-5.2, LU-5.3, LU-5.4, LU-5.6, LU-5.8, LU-5.10, LU-5.11, LU-6.1, LU-5.2, LU-6.4, LU-7.1, LU-7.2, LU-10.1, LU-10.2, LU-12.1, LU-12.2, LU-13.1, LU-14.1, LU-15.1, LU-15.3, LU-15.4, LU-17.5, LU-18.1, LU-18.2, LU-18.3, LU-18.4, LU-18.5, LU-19.2, LU-19.3, LU-19.4, LU-19.5, LU-20.6, LU-20.7, LU-21.9, LU-21.10, LU-21.11, LU-21.12, LU-21.13, LU-21.14, LU-23.4, LU-23.5, LU-24.5, LU-24.6, LU-25.2, LU-26.1, LU-28.3, M-1.4, M-3.5, M-14.3, IU-1.9, IU-7.4, NR-1.4, NR-1.11, NR-2.1, NR-3.1, NR-3.2, NR-3.3, NR-3.4, NR-3.5, PR-1.5, PR-1.13, PR-1.15, CS-2.2	LTS
<b>Impact 4.1-4</b> Implementation of the General Plan Update could result in the creation of new sources of substantial light and glare that would adversely affect day or nighttime views; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	LU-5.6, LU-5.8, LU-6.4	LTS
<b>Agricultural Resources</b>			
No impacts to agricultural resources.	NI	LU-1.2, LU-22.2	NI

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<b>Air Quality</b>			
<b>Impact 4.3-1</b> Construction activities under the General Plan Update could result in the long-term exposure of sensitive receptors to pollutants; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	NR-9.1, NR-9.3, NR-9.5	LTS
<b>Impact 4.3-2</b> Operation of the land uses under the General Plan Update could expose sensitive receptors to substantial concentrations of criteria pollutants or San Joaquin Valley Fever; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	PS	M-1.1, M-1.2, M-1.3, M-2.4, LU-24.2, NR-9.2, NR-9.3, NR-9.5, NR-9.6	LTS
<b>Impact 4.3-3</b> Implementation of the General Plan Update could result in the creation of objectionable odors that affect a substantial number of people; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	LU-1.2, IU-3.8, IU-3.9, IU-3.10	LTS
<b>Impact 4.3-4</b> Implementation of the General Plan Update could result in construction emissions that contribute substantially to an existing or projected air quality violation. This impact would be reduced through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations, but not to less than significant levels. Therefore, this would be a <i>significant and unavoidable</i> impact.	PS	NR-9.1, NR-9.3, NR-9.5, NR-9.6	SU
<b>Impact 4.3-5</b> Implementation of the General Plan Update would accommodate growth that exceeds the SCAG projections for the City and would conflict with or obstruct implementation of the Air Quality Management Plan. This is a <i>significant and unavoidable</i> impact.	PS	LU-1.4, LU-24.2, NR-9.1, M-1.1, M-1.2, M-1.3, M-2.4, NR-9.2, NR-9.3	SU
<b>Impact 4.3-6</b> Implementation of the General Plan Update would result in operational emissions of PM <sub>10</sub> and PM <sub>2.5</sub> that contribute substantially to an existing or projected air quality violation. This is a <i>significant and unavoidable</i> impact.	PS	NR-9.1, M-1.1, M-1.2, M-1.3, M-2.4, LU-24.2	SU
<b>Impact 4.3-7</b> Implementation of the General Plan Update would result in a cumulatively considerable net increase of criteria pollutants for which the region is in nonattainment under an applicable federal or state ambient air quality standard. This is a <i>significant and unavoidable</i> impact.	PS	NR-9.1, M-1.1, M-1.2, M-1.3, M-2.4, LU-24.2	SU



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<b>Biological Resources</b>			
<b>Impact 4.4-1</b> Implementation of the General Plan Update could result in direct and indirect impacts to sensitive species; however, these impacts would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	LU-4.2, LU-4.4, LU-4.5, LU-6.3, NR-1.1, NR-1.2, NR-1.3, NR-1.4, NR-1.5, NR-1.6, NR-1.7, NR-1.8, NR-1.9, NR-1.10, NR-1.11, NR-2.1, NR-2.2, NR-2.3, NR-2.4, NR-2.5, NR-2.6, NR-2.7, NR-2.8, NR-3.3, NR-5.2, N-3.1	LTS
<b>Impact 4.4-2</b> Implementation of the General Plan Update could have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFG or USFWS. However, these impacts would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	LU-4.2, LU-4.4, LU-4.5, LU-6.3, NR-1.1, NR-1.2, NR-1.3, NR-1.4, NR-1.5, NR-1.6, NR-1.7, NR-1.8, NR-1.9, NR-1.10, NR-1.11, NR-2.1, NR-2.2, NR-2.3, NR-2.4, NR-2.5, NR-2.6, NR-2.7, NR-2.8, NR-3.3, NR-5.2, N-3.1	LTS
<b>Impact 4.4-3</b> Implementation of the General Plan Update could result in direct and indirect impacts to wetlands; however, these impacts would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. Therefore, impacts would be <i>less than significant</i> .	LTS	LU-4.2, LU-4.4, LU-4.5, LU-6.3, NR-1.1, NR-1.2, NR-1.3, NR-1.4, NR-1.5, NR-1.6, NR-1.7, NR-1.8, NR-1.9, NR-1.10, NR-1.11, NR-2.1, NR-2.2, NR-2.3, NR-2.4, NR-2.5, NR-2.6, NR-2.7, NR-2.8, NR-3.3, NR-5.2, N-3.1	LTS
<b>Impact 4.4-4</b> Implementation of the General Plan Update could interfere substantially with the movement of native resident and migratory wildlife species, established wildlife corridors, and impede the use of native wildlife nursery sites; however, these impacts would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	PS	LU-4.2, LU-4.4, LU-4.5, LU-6.3, NR-1.1, NR-1.2, NR-1.3, NR-1.4, NR-1.5, NR-1.6, NR-1.7, NR-1.8, NR-1.9, NR-1.10, NR-1.11, NR-2.1, NR-2.2, NR-2.3, NR-2.4, NR-2.5, NR-2.6, NR-2.7, NR-2.8, NR-3.3, NR-5.2, N-3.1	LTS
<b>Impact 4.4-5</b> Implementation of the General Plan Update could result in impacts to mature trees; however, these impacts would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	PS	LU-4.2, LU-4.4, LU-4.5, LU-6.3, NR-1.1, NR-1.2, NR-1.3, NR-1.4, NR-1.5, NR-1.6, NR-1.7, NR-1.8, NR-1.9, NR-1.10, NR-1.11, NR-2.1, NR-2.2, NR-2.3, NR-2.4, NR-2.5, NR-2.6, NR-2.7, NR-2.8, NR-3.3, NR-5.2, N-3.1	LTS
<b>Cultural Resources</b>			
<b>Impact 4.5-1</b> Implementation of the General Plan Update could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines; however, this impact would be reduced to less-than-significant levels through implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	HR-2.1, HR-2.2	LTS

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<b>Impact 4.5-2</b> Implementation of the General Plan Update could directly or indirectly destroy unique paleontological resources; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	HR-2.1, HR-2.2	LTS
<b>Impact 4.5-3</b> Implementation of the General Plan Update could result in disturbance of human remains, including those interred outside of formal cemeteries; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	HR-2.3	LTS
<b>Impact 4.5-4</b> Implementation of the General Plan Update could result in a substantial adverse change in the significance of an historical resource pursuant to Section 15064.5 of the CEQA Guidelines; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	HR-1.1, HR-1.3, HR-1.4, HR-1.5, HR-1.6, CS-2.8	LTS
<b>Geology/Soils</b>			
<b>Impact 4.6-1</b> Implementation of the General Plan Update could result in the exposure of people and/or structures potentially substantial adverse effects resulting from strong seismic groundshaking; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	S-5.1, S-5.2, S-5.3, S-5.4, S-5.5, S-5.6, S-5.7, S-5.8, S-5.9, S-5.10	LTS
<b>Impact 4.6-2</b> Implementation of the General Plan Update could result in the exposure of people and/or structures to potentially substantial adverse effects resulting from seismic-related ground failure; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	LU-1.3, S-5.1, S-5.3	LTS
<b>Impact 4.6-3</b> Implementation of the General Plan Update could result in the exposure of people and/or structures to potentially substantial adverse effects resulting from landslides; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	S-5.1, S-5.2, S-5.3, LU-4.6	LTS

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<b>Impact 4.6-4</b> Implementation of the General Plan Update could result in substantial soil erosion and the loss of topsoil; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	None.	LTS
<b>Impact 4.6-5</b> Development allowed under the General Plan Update could be located on a geologic unit or soil that is unstable or would become unstable and potentially result in on- or off-site landslides, lateral spreading, subsidence, or collapse; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	S-5.2	LTS
<b>Impact 4.6-6</b> Implementation of the General Plan Update could result in development on expansive soils, as defined in Table 18-1-B, or in the creation of substantial risk to people and structures; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	S-5.3	LTS
<b>Global Climate Change</b>			
<b>Impact 4.7-1</b> Implementation of the General Plan Update could contribute to GHG emissions in the State of California and could conflict with any applicable plans, policies or regulations of an agency adopted for the purpose of reducing the emissions of GHGs. However, these impacts would be reduced to less than significant levels through the implementation of the General Plan goals and policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	LU-1.2, LU-1.3, LU-1.4, LU-1.5, LU-2.1, LU-2.2, LU-2.3, LU-2.5, LU-3.1, LU-3.2, LU-3.3, LU-3.4, LU-3.7, LU-3.8, LU-4.1, LU-4.4, LU-4.5, LU-4.6, LU-6.1, LU-6.2, LU-6.3, LU-8.1, LU-8.2, LU-8.3, LU-8.4, LU-8.5, LU-8.6, LU-8.7, LU-8.9, LU-9.1, LU-9.3, LU-9.4, LU-10.3, LU-10.4, LU-10.5, LU-10.6, LU-10.7, LU-11.1, LU-11.2, LU-11.3, LU-11.4, LU-11.5, LU-14.2, LU-14.3, LU-15.4, LU-16.1, LU-17.1, LU-17.3, LU-17.6, LU-18.2, LU-18.4, LU-18.5, LU-18.6, LU-19.1, LU-19.2, LU-19.3, LU-19.4, LU-19.5, LU-19.6, LU-20.1, LU-20.2, LU-20.3, LU-20.4, LU-20.5, LU-20.6, LU-21.1, LU-21.3, LU-21.6, LU-21.8, LU-21.9, LU-21.12, LU-22.1, LU-23.1, LU-23.2, LU-23.3, LU-23.5, LU-24.1, LU-24.2, LU-24.3, LU-24.5, LU-25.1, LU-27.1, LU-27.3, LU-28.1, LU-30.1, LU-30.2, LU-30.3, LU-30.5, M-1.1, M-1.2, M-1.3, M-1.4, M-2.1, M-2.2, M-2.3, M-2.4, M-2.5, M-3.1, M-5.1, M-5.2, M-5.3, M-6.1, M-6.2, M-6.3, M-6.4, M-7.1, M-7.2, M-7.3, M-8.4, M-9.1, M-10.5, M-10.6, M-10.7, M-11.1, M-11.2, M-11.3,	LTS

**Table 2-1 Summary of Environmental Impacts and Applicable General Plan Policies**

KEY: NI = No Impact LTS = Less Than Significant PS = Potentially Significant SU = Significant and Unavoidable

Impact	Significance Before Implementation of GP Policies	General Plan Policies that Reduce or Eliminate Impacts	Significance After Implementation of GP Policies
		M-11.4, M-11.5, M-11.6, M-12.1, M-12.2, M-12.3, M-12.4, M-12.5, M-12.6, M-12.7, M-12.8, M-13.1, M-13.3, M-13.4, M-13.5, M-13.6, M-13.7, M-13.8, M-13.9, M-13.10, M-13.11, M-13.12, M-13.13, M-13.14, M-14.1, M-14.3, M-14.5, M-14.6, M-14.10, M-15.2, NR-1.1, NR-1.3, NR-1.4, NR-1.5, NR-1.6, NR-1.7, NR-1.8, NR-1.9, NR-1.11, NR-2.1, NR-3.1, NR-3.3, NR-4.1, NR-4.3, NR-4.4, NR-4.5, NR-4.6, NR-4.7, NR-4.8, NR-4.9, NR-5.2, NR-5.5, NR-7.1, NR-7.2, NR-7.3, NR-7.4, NR-8.1, NR-8.2, NR-8.3, NR-8.4, NR-9.3, NR-9.4, NR-9.5, NR-9.6, PR-1.12, PR-1.1, PR-1.5, PR-1.13, PR-1.19, PR-3.1, PR-3.8, CS-4.2, IU-1.7, IU-1.10, IU-1.11, IU-2.2, IU-3.4, IU-4.6, IU-5.3, IU-5.6, IU-5.7, IU-5.8, IU-5.9, IU-6.3, IU-6.7, IU-6.3, IU-6.4, IU-6.5, IU-6.6, IU-6.8, S-7.2, S-7.4, S-7.5, S-7.6, S-7.7, S-8.1, S-8.3, S-8.4, S-8.6, S-8.7	
<b>Hazards and Hazardous Materials</b>			
<b>Impact 4.8-1</b> Implementation of the General Plan Update could result in an increase in the overall routine transport, use, storage, and disposal of hazardous materials within the City; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	S-1.1, S-1.2, S-1.3, S-1.4, S-1.5, S-1.6, S-1.7, S-1.8, S-2.1, S-2.2, S-2.3, S-3.1, Sp7.1, S-7.2, S-7.3, S-7.4, S-7.5, S-7.6, S-7.7, S-7.8, S-8.5, S-9.1, S-9.2, S-9.3, S-9.4, S-9.5, S-9.6, S-9.7	LTS
<b>Impact 4.8-2</b> Implementation of the General Plan Update could result in a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials to the environment; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	S-9.5	LTS
<b>Impact 4.8-3</b> Implementation of the General Plan Update could result in hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	S-9.6	LTS

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<b>Impact 4.8-4</b> Implementation of the General Plan Update could result in development on a site that is included in a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	S-9.5	LTS
<b>Impact 4.8-5</b> Implementation of the General Plan Update could result in the exposure of people or structures to the risk of loss, injury, or death involving wildland fires; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	S-7.1, S-7.2, S-7.3, S-7.4, S-7.5, S-7.6, S-7.7, S-7.8	LTS
<b>Hydrology/Water Quality</b>			
<b>Impact 4.9-1</b> Development under the General Plan Update could result in an increase in pollutants in stormwater and wastewater but would not result in a violation of water quality standards or waste discharge requirements; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	IU-3.12, IU-4.1, IU-4.2, IU-4.3, IU-4.4, IU-4.5, IU-4.6, IU-4.7, IU-4.8, IU-4.9, NR-5.3, NR-5.4, NR-5.5	LTS
<b>Impact 4.9-2</b> Implementation of the General Plan Update could result in the creation of additional impervious surfaces, substantial depletion of groundwater supplies, or substantial interference with groundwater recharge; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	IU-4.5, IU-4.6, NR-5.1, NR-5.5, NR-8.7	LTS
<b>Impact 4.9-3</b> Implementation of the General Plan Update could result in the alteration of the existing drainage pattern of the Planning Area and erosion and siltation; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	IU-3.12, IU-4.3, IU-4.4, IU-4.5, IU-4.6, IU-4.7, NR-5.2	LTS

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<i>Impact</i>	<i>Significance Before Implementation of GP Policies</i>	<i>General Plan Policies that Reduce or Eliminate Impacts</i>	<i>Significance After Implementation of GP Policies</i>
<b>Impact 4.9-4</b> Implementation of the General Plan Update could result in the alteration of existing drainage patterns in the Planning Area and increased downstream flooding through the addition of impervious surfaces, exceeding the capacity of existing or planned stormwater drainage systems, or providing substantial additional sources of polluted runoff; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	IU-3.12, IU-4.3, IU-4.4, IU-4.5, IU-4.6, IU-4.7, NR-5.2	LTS
<b>Impact 4.9-5</b> Implementation of the General Plan Update could result in the placement of housing within a 100-year flood zone; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	S-8.1, S-8.2, S-8.3, S-8.4, S-8.6, S-8.7	LTS
<b>Impact 4.9-6</b> Implementation of the General Plan Update could result in the exposure of people and structures to flood risks from dam failure; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	S-8.1, S-8.2, S-8.3, S-8.4, S-8.5, S-8.6, S-8.7, S-8.8	LTS
<b>Land Use/Planning</b>			
<b>Impact 4.10-1</b> Implementation of the General Plan Update would not result in a conflict with any applicable land use plan, policy, or regulation. This is a <i>less-than-significant</i> impact.	LTS	All	LTS
<b>Mineral Resources</b>			
<b>Impact 4.11-1</b> Implementation of the General Plan Update could result in the loss of availability of known mineral resources that would be of value to the region and the residents of the state or in the loss of availability of a locally important mineral resource recovery site as delineated in an adopted land use plan; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	LU-1.2, LU-1.3, LU-3.2, LU-4.6, NR-1.1	LTS

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<b>Noise</b>			
<b>Impact 4.12-1</b> Implementation of the General Plan Update could result in an increased level of development within the City and additional construction activities and traffic volumes that may exceed permitted noise levels. In addition, with increased development, there could be a secondary increase in noise levels associated with increased human activity throughout the City; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	PS	N-1.1, N-1.2, N-1.3, N-1.4, N-1.5	LTS
<b>Impact 4.12-2</b> Implementation of the General Plan Update could result in a permanent increase in ambient noise levels by 10 dBA L <sub>dn</sub> above levels existing without the project; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	N-2.1, N-2.2, N-2.3, N-2.4	LTS
<b>Impact 4.12-3</b> Implementation of the General Plan Update could result in a substantial temporary or periodic increase in operational ambient noise levels; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	N-3.1, N-3.2, N-3.3	LTS
<b>Population/Housing</b>			
<b>Impact 4.13-1</b> Implementation of the General Plan Update would induce growth in the City, both directly and indirectly. However, this growth would not be substantial. Therefore, the proposed project would result in a <i>less-than-significant</i> impact.	LTS	LU-1.1, LU-1.4, LU-2.1, LU-2.3, LU-9.3, LU-9.4, ED-3.1, ED-3.2	LTS
<b>Public Services</b>			
<b>Impact 4.14-1</b> Implementation of the General Plan Update could result in increased demand for fire protection services and/or a demand for additional fire stations, department personnel, and/or equipment, but would not reduce the level of protection; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	S-2.1, S-2.2, S-2.3, S-6.1, S-6.2, S-6.3, S-7.1, S-7.2, S-7.3, S-7.4, S-7.5, S-7.6, S-7.8	LTS

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<b>Impact 4.14-2</b> Implementation of the General Plan Update could result in increased demand for police protection services and/or a demand for additional police stations, department personnel, and/or equipment, but would not reduce the level of protection; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	S-1.3, S-1.6, S-2.1, S-4.1, S-4.2, S-4.3, S-4.4, S-4.5, S-4.6, S-4.7, S-4.8	LTS
<b>Impact 4.14-3</b> Implementation of the General Plan Update could result in the generation of additional students, an increased demand for the level of school services, or a substantial need for additional schools in the area; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	CS-3.1, CS-3.2, CS-3.3, CS-3.4, CS-3.5, CS-3.6, CS-3.7	LTS
<b>Impact 4.14-4</b> Implementation of the General Plan Update could result in the an additional demand for library services, a substantial adverse environmental impact associated with the provision of new or physically altered libraries, or the need for new or physically altered libraries; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	CS-4.1, CS-4.2, CS-4.3, CS-4.4, CS-4.5, CS-4.6, CS-4.7	LTS
<b>Recreation</b>			
<b>Impact 4.15-1</b> Implementation of the General Plan Update could result in increased use of existing parks or recreational facilities that could accelerate physical deterioration of those facilities or lead to need for new parks and recreation facilities to maintain acceptable service ratios; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	PR-1.1, PR-1.2, PR-1.3, PR-1.4, PR-1.5, PR-1.6, PR-1.7, PR-1.8, PR-1.9, PR-1.10, PR-1.11, PR-1.12, PR-1.13, PR-1.14, PR-1.15, PR-1.16, PR-1.17, PR-1.18, PR-1.19, PR-1.20, PR-1.21, PR-1.22, PR-1.23, PR-2.1, PR-2.2, PR-2.3, PR-2.4, PR-2.5, PR-2.6, PR-3.1, PR-3.2, PR-3.3, PR-3.4, PR-3.5, PR-3.6, PR-3.7, PR-3.8, PR-3.9	LTS
<b>Transportation/Traffic</b>			
<b>Impact 4.16-1</b> Implementation of the General Plan Update could result in the potential intensification of existing uses and result in increased hazards due to a design feature (e.g., sharp curves or dangerous intersections) or result in inadequate emergency access; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	M-8.5, M-8.6, M-8.7	LTS



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<b>Impact 4.16-2</b> Implementation of the General Plan Update could result in inadequate parking capacity; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	M-10.1, M-10.2, M-10.4, M-10.5, M-10.6, M-10.7, M-10.8	LTS
<b>Impact 4.16-3</b> Under Year 2030 conditions, operation of the proposed project would cause an increase in traffic that is substantial in relation to the forecasted traffic load and capacity of the street system, and some intersections will operate below LOS C. Even with implementation of General Plan update policies, this impact is considered <i>significant and unavoidable</i> .	PS	M-1.1, M-1.2, M-1.3, M-1.4, M-1.5, M-1.6, M-1.7, M-1.8, M-2.1, M-2.2, M-2.3, M-2.4, M-2.5, M-3.1, M-3.2, M-3.3, M-3.4, M-3.5, M-3.6, M-3.7, M-4.1, M-5.1, M-5.2, M-5.3, M-6.1, M-6.2, M-6.3, M-6.4, M-7.1, M-7.2, M-7.3, M-7.4, M-7.5, M-8.1, M-8.2, M-8.3, M-8.4, M-8.5, M-8.6, M-8.7, M-9.1, M-9.2, M-9.3, M-10.1, M-10.2, M-10.4, M-10.5, M-10.6, M-10.7, M-10.8, M-11.1, M-11.2, M-11.3, M-11.4, M-11.5, M-11.6, M-12.1, M-12.2, M-12.3, M-12.4, M-12.5, M-12.6, M-12.7, M-12.8, M-12.9, M-12.10, M-13.1, M-13.2, M-13.3, M-13.4, M-13.5, M-13.6, M-13.7, M-13.8, M-13.9, M-13.10, M-13.11, M-13.12, M-13.13, M-13.14, M-14.1, M-14.2, M-14.3, M-14.4, M-14.5, M-14.6, M-14.7, M-14.8, M-14.9, M-14.10, M-15.1, M-15.2, M-15.3	SU
<b>Impact 4.16-4</b> Implementation of the General Plan Update would increase the amount of traffic on CMP highways and result in a cumulative exceedance of an LOS E standard established by the County CMP Agency for SR-118. Therefore, this impact would be <i>significant and unavoidable</i> .	PS	M-11.1	SU
<b>Utilities/Service Systems</b>			
<b>Impact 4.17-1</b> Implementation of the General Plan Update could result in increased demand for water treatment or the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less than significant</i> impact.	LTS	IU-1.1, IU-1.2, IU-1.3, IU-1.5	LTS
<b>Impact 4.17-2</b> Implementation of the General Plan Update would result in an increase in water demand, but new or expanded entitlements would not be required. This is a <i>less-than-significant</i> impact.	LTS	IU-1.4, IU-1.6, IU-1.7, IU-1.8, IU-1.9, IU-1.10, IU-1.11, IU-2.1, IU-2.2, IU-2.3, IU-4.1, IU-4.2, IU-4.3, IU-4.4, IU-4.5, IU-4.6, IU-4.7, IU-4.8, IU-4.9	LTS

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<b>Impact 4.17-3</b> Implementation of the General Plan Update could result in an increase in wastewater that exceeds wastewater treatment requirements of the Regional Water Quality Control Board; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	IU-3.1, IU-3.2, IU-3.3, IU-3.5, IU-3.6, IU-3.7, IU-3.8, IU-3.9, IU-3.10, IU-3.11, IU-3.12	LTS
<b>Impact 4.17-4</b> Implementation of the General Plan Update could result in additional wastewater that would require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, or could result in a determination by the wastewater treatment provider that serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	IU-3.1, IU-3.2, IU-3.3, IU-3.4, IU-3.5, IU-3.6, IU-3.7, IU-3.8, IU-3.9, IU-3.10, IU-3.11, IU-3.12	LTS
<b>Impact 4.17-5</b> Implementation of the General Plan Update could result in insufficient permitted capacity to accommodate the City's solid waste disposal needs; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a <i>less-than-significant</i> impact.	LTS	IU-5.1, IU-5.2, IU-5.3, IU-5.4, IU-5.5, IU-5.6, IU-5.7, IU-5.8, IU-5.9	LTS