

Appendix J

Significant and Unavoidable Impacts
Identified in General Plan EIRs for
Counties and Cities within the
Water Area of Use

APPENDIX J

Significant and Unavoidable Impacts Identified in General Plan EIRs for Counties and Cities within the Water Area of Use

| Resource Area/ Impact | Counties | | | | | Cities | | | | | | | |
|--|---------------------------------|------------------------------------|-------------------------------|-------------------------------|----------------------------|----------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------------|---|-------------------------------|-----------------------------|
| | Los Angeles County ^a | San Bernardino County ^b | Riverside County ^c | San Diego County ^d | Orange County ^e | City of Los Angeles ^f | City of Ontario ^g | City of Anaheim ^h | City of Riverside ⁱ | City of San Diego ^j | City of Rancho Santa Margarita ^k | City of Palmdale ^l | City of Irvine ^m |
| Aesthetics | | | | | | | | | | | | | |
| <i>Impacts</i> | | | | | | | | | | | | | |
| • Degradation of visual character. | | | | • | | | | | | • | | | |
| • Introduction of new sources of light or glare. | | • | | • | | | | | | | | | |
| • Impacts to scenic highways. | | • | | | | | | | | • | | | |
| • Impacts to designated scenic resources in open space areas. | | • | | | | | | | | • | | | |
| <i>Mitigation Measures</i> | | | | | | | | | | | | | |
| • Develop a Scenic Resources Overlay District. | | • | | | | | | | | | | | |
| • Direct urban development and revitalization efforts to protect natural areas and areas with significant natural resource values (significant ecological areas, prime agricultural areas, scenic vistas). | | | | • | | | | | | | | | |

| Resource Area/ Impact | Counties | | | | | Cities | | | | | | | |
|--|---------------------------------|------------------------------------|-------------------------------|-------------------------------|----------------------------|----------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------------|---|-------------------------------|-----------------------------|
| | Los Angeles County ^a | San Bernardino County ^b | Riverside County ^c | San Diego County ^d | Orange County ^e | City of Los Angeles ^f | City of Ontario ^g | City of Anaheim ^h | City of Riverside ⁱ | City of San Diego ^j | City of Rancho Santa Margarita ^k | City of Palmdale ^l | City of Irvine ^m |
| <ul style="list-style-type: none"> Promote park development; develop and conserve open space easement, natural features, and watershed areas. Concentrate growth in urban centers to limit urban expansion into scenic open spaces. | | ● | | ● | | | | | | | | | |
| <ul style="list-style-type: none"> Implement hillslope and ridgelines development guidelines and grading restrictions. | | ● | | ● | | | | | | | | | |
| <ul style="list-style-type: none"> Require compliance with lighting standards to preserve dark sky conditions. | | ● | | ● | | | | | | | | | |
| <ul style="list-style-type: none"> Require compliance with community design standards, which may include landscaping guidelines, building height restrictions, etc. | | | | ● | | | | | | | | | |
| <ul style="list-style-type: none"> Provide road and right-of-way development standards, | | | | ● | | | | | | | | | |
| <ul style="list-style-type: none"> Require project level review and incorporation of mitigation as a condition of approval. | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Require undergrounding of utilities. | | | | ● | | | | | | | | | |
| <ul style="list-style-type: none"> Establish and enforce regulations to abate abandonment of vehicles, trash, equipment, or deteriorated structures. | | | | | | | | | | | | | |
| Agricultural Resources | | | | | | | | | | | | | |
| Impacts | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Conversion of Important Farmland. | ● | ● | ● | ● | | | ● | | ● | ● | | | |
| <ul style="list-style-type: none"> Conflict with agricultural zoning or Williamson Act contract. | | | ● | | | | ● | | ● | ● | | | |
| Mitigation Measures | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Require project level review and appropriate mitigation. | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Create buffers between new uses and existing adjacent agricultural uses. | | | ● | ● | | | | | | ● | | | |
| <ul style="list-style-type: none"> Consider acquisition of replacement acreage. | | | | | | | | | | | | | |

| Resource Area/ Impact | Counties | | | | | Cities | | | | | | | |
|--|---------------------------------|------------------------------------|-------------------------------|-------------------------------|----------------------------|----------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------------|---|-------------------------------|-----------------------------|
| | Los Angeles County ^a | San Bernardino County ^b | Riverside County ^c | San Diego County ^d | Orange County ^e | City of Los Angeles ^f | City of Ontario ^g | City of Anaheim ^h | City of Riverside ⁱ | City of San Diego ^j | City of Rancho Santa Margarita ^k | City of Palmdale ^l | City of Irvine ^m |
| <ul style="list-style-type: none"> Consider relocation of prime topsoil. | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Preserve, conserve, or create easements for important agricultural land. | • | • | • | | | | | | | • | | | |
| <ul style="list-style-type: none"> Avoid development on prime soils and avoid agricultural development on unsuitable soils. | • | • | | | | | | | | | | | |
| <ul style="list-style-type: none"> Allow development of prime agricultural land only after supplies of non-productive areas have been exhausted. | | • | | | | | | | | | | | |
| <ul style="list-style-type: none"> Enter into Williamson Act contracts or develop zoning designations to protect agricultural land. | • | • | • | | | | | | | | | | |
| <ul style="list-style-type: none"> Provide incentives, such as property tax relief for long-term farming operations or compensation for voluntarily limiting future development on agricultural land. | | • | • | | | | | | | | | | |
| <ul style="list-style-type: none"> Implement policies in the Conservation Element. | | | • | | | | | | | | | | |
| <ul style="list-style-type: none"> Develop and implement programs and regulations that identify and protect agricultural lands. | | | | • | | | | | | | | | |
| Air Quality | | | | | | | | | | | | | |
| Impacts | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Conflict with air quality management plan. | | | | | | | • | | • | | | | |
| <ul style="list-style-type: none"> Violation of air quality standards. | | • | | • | | • | • | | • | • | • | • | |
| <ul style="list-style-type: none"> Cumulatively considerable net increase of criteria pollutants in non-attainment areas. | | | | • | | • | • | • | | • | • | | |
| <ul style="list-style-type: none"> Cumulative considerable net increase in greenhouse gas emissions. | | | | | | | • | | • | • | | | |
| <ul style="list-style-type: none"> Increased exposure of sensitive receptors to pollutants. | | | | • | | • | | | | • | | | |
| <ul style="list-style-type: none"> Increased objectionable odors, including diesel fumes. | | • | | | | | • | | | | | | |

| Resource Area/ Impact | Counties | | | | | Cities | | | | | | | |
|---|---------------------------------|------------------------------------|-------------------------------|-------------------------------|----------------------------|----------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------------|---|-------------------------------|-----------------------------|
| | Los Angeles County ^a | San Bernardino County ^b | Riverside County ^c | San Diego County ^d | Orange County ^e | City of Los Angeles ^f | City of Ontario ^g | City of Anaheim ^h | City of Riverside ⁱ | City of San Diego ^j | City of Rancho Santa Margarita ^k | City of Palmdale ^l | City of Irvine ^m |
| • Long-term air emissions will occur from stationary sources. | | | • | | | | | | | • | | • | |
| • Increased emissions from operations and vehicle miles traveled. | | | • | | | | | | | • | • | • | |
| • Short-term construction-related impacts, including fugitive dust and PM 10. | | • | • | | | | | | | • | | • | |
| Mitigation Measures | | | | | | | | | | | | | |
| • Conform to the Transportation Improvement and Mitigation Plan. | | | | | | • | | | | | | • | |
| • Conform to the applicable local Air Quality Management Plan. | | • | | | | • | | | | | | | |
| • Develop alternative transportation options. | | | • | | | | | | | | • | • | |
| • Coordination with local AQMD and councils of government to develop and achieve air quality improvement goals. | | | | • | | | | | | | • | | |
| • Promote energy conservation and design to reduce transportation demand. | | | | | | | | | | | | | |
| • Require new development to implement dust control measures (i.e. watering active sites, covering hauling trucks) during construction, including grading restrictions. | | • | • | • | | | • | | • | | | | |
| • Evaluate projects based on proximity to public transit. | | • | | • | | | • | | | | | | |
| • Evaluate projects using methods sanctioned by the South Coast Air Quality Management District and identify measure to mitigate impacts. | | | | | | | • | | • | | | | |
| • Evaluate Project compatibility with California Air Resources Board Air Quality and Land Use Handbook. | | | • | | | | • | | | | | | |
| • Implement policies established in the Environmental Resources Element and Circulation Element. | | | | | | | | | | | | • | |
| • Develop and improve transit systems and vehicle trip reduction methods. | | • | • | | | | • | | | | • | • | |

| Resource Area/ Impact | Counties | | | | | Cities | | | | | | | |
|--|---------------------------------|------------------------------------|-------------------------------|-------------------------------|----------------------------|----------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------------|---|-------------------------------|-----------------------------|
| | Los Angeles County ^a | San Bernardino County ^b | Riverside County ^c | San Diego County ^d | Orange County ^e | City of Los Angeles ^f | City of Ontario ^g | City of Anaheim ^h | City of Riverside ⁱ | City of San Diego ^j | City of Rancho Santa Margarita ^k | City of Palmdale ^l | City of Irvine ^m |
| <ul style="list-style-type: none"> Implement transportation management programs. | | | | | | | | | | | | ● | |
| <ul style="list-style-type: none"> Encourage participation of major employers in transportation management associations. | | | | | | | ● | | | | | | |
| <ul style="list-style-type: none"> Consider diverting commercial truck traffic to off-peak periods. | | | | | | | ● | | | | | | |
| <ul style="list-style-type: none"> Implementation of best available control measures for projects that would exceed daily construction emissions. | | | | ● | | | | ● | ● | | | | |
| <ul style="list-style-type: none"> Require specified construction practices to reduce emissions and construction-related traffic and parking impacts. | | | | | | ● | ● | | | | | | |
| <ul style="list-style-type: none"> Condition Project approval on mitigation plans. | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Require buffers (i.e. trees, open space, sound walls) between sources and sensitive receptors. | | | | | | | | | ● | | | | |
| <ul style="list-style-type: none"> Provide preferential parking for alternative fuel vehicles. | | ● | | ● | | | | | | | | | |
| <ul style="list-style-type: none"> Implement fueling standards to improve number of alternative fuel vehicles. | | | | ● | | | | | | | | | |
| <ul style="list-style-type: none"> Provide incentives for siting or use of clean air technologies, such as renewable energy sources. | | | | ● | | | | | | | | | |
| <ul style="list-style-type: none"> Promote energy saving techniques in development design. | | | | | | ● | ● | ● | | | | | |
| <ul style="list-style-type: none"> Prevent permitting for major sources. | | | | ● | | | | | | | | | |
| <ul style="list-style-type: none"> Implement regional air quality standards to attain State standards. | | | | ● | | | | | | | | | |
| <ul style="list-style-type: none"> Require use of temporary electrical power sources as alternatives to diesel at construction sites. | | | | | | | | ● | | | | | |
| <ul style="list-style-type: none"> Implement Good Neighbor Guidelines measures to minimize exposure to and generation of diesel emissions. | | | | | | | | ● | | | | | |

| Resource Area/ Impact | Counties | | | | | Cities | | | | | | | |
|--|---------------------------------|------------------------------------|-------------------------------|-------------------------------|----------------------------|----------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------------|---|-------------------------------|-----------------------------|
| | Los Angeles County ^a | San Bernardino County ^b | Riverside County ^c | San Diego County ^d | Orange County ^e | City of Los Angeles ^f | City of Ontario ^g | City of Anaheim ^h | City of Riverside ⁱ | City of San Diego ^j | City of Rancho Santa Margarita ^k | City of Palmdale ^l | City of Irvine ^m |
| <ul style="list-style-type: none"> Join the GHG Climate Action Registry and comply with California Air Resources Board regulations. | | | | | | | • | | • | | | | |
| <ul style="list-style-type: none"> Develop, enhance, and/or implement programs to reduce energy consumption. | | | | | | | | | • | | | | |
| <ul style="list-style-type: none"> Require new residential projects near freeways to provide disclosure of potential increased cancer risk on all rental, lease, and sale documents. | | | | | | | | | • | | | | |
| <ul style="list-style-type: none"> Require truck terminals and other shipping facilities to provide electrical hookups to reduce idling. Improvements for refrigeration storage facilities shall include electrical hookups for refrigerated units. | | | | | | | | | • | | | | |
| <ul style="list-style-type: none"> Integrate air quality planning with land use, economic development and transportation planning. | | | | | | | | | | | • | | |
| <ul style="list-style-type: none"> Encourage retention and expansion of local retail business to reduce vehicle miles traveled. | | | | | | | | | | | • | | |
| Biological Resources | | | | | | | | | | | | | |
| <i>Impacts</i> | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Sensitive species impacted via habitat modification, removal or riparian vegetation, or disruption of sensitive natural communities. | | • | • | • | | | | | | • | | | |
| <ul style="list-style-type: none"> Impacts to protected wetlands. | | • | | | | | | | | • | | | |
| <ul style="list-style-type: none"> Habitat fragmentation and interference with migratory corridors. | | | • | • | | | | | | • | | • | |
| <i>Mitigation Measures</i> | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Coordinate with local interest groups, and State and federal agencies prior to land use conversion to ensure protection of habitat. | | • | | • | | | | | | | | | |
| <ul style="list-style-type: none"> Develop and update a biological resources inventory. | | • | | | | | | | | | | • | |
| <ul style="list-style-type: none"> Improve downstream water quality and habitat. | | • | | | | | | | | | | | |

| Resource Area/ Impact | Counties | | | | | Cities | | | | | | | |
|--|---------------------------------|------------------------------------|-------------------------------|-------------------------------|----------------------------|----------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------------|---|-------------------------------|-----------------------------|
| | Los Angeles County ^a | San Bernardino County ^b | Riverside County ^c | San Diego County ^d | Orange County ^e | City of Los Angeles ^f | City of Ontario ^g | City of Anaheim ^h | City of Riverside ⁱ | City of San Diego ^j | City of Rancho Santa Margarita ^k | City of Palmdale ^l | City of Irvine ^m |
| • Require site specific, project-level mitigation. | | • | | | | | | | | | | | |
| • Improve solid waste management to reduce litter that attracts predator species. | | | | | | | | | | | | | |
| • Implement policies that preserve significant ecological areas, upland areas, open space, and natural biological communities. | | • | | • | | | | | | • | | • | |
| • Implement mining standards. | | | | | | | | | | | | • | |
| • Establish conservation plans. | | • | | • | | | | | | | | | |
| • Develop Significant Ecological Area/ Biological Resources Overlay. | | • | | • | | | | | | | | | |
| • Protect wetland areas, vernal pools, drainages, and significant vegetation, such as Joshua tree. | | | | • | | | | | | • | | • | |
| • Develop and protect wildlife corridors and open space networks. | | • | • | | | | | | | • | | | |
| • Provide buffers between sensitive habitats and land use. | | | | • | | | | | | • | | | |
| • Establish native vegetation for landscaping requirements. | | | | • | | | | | | | | | |
| • Require development to obtain necessary CWA 401/404 permits from RWQCB or USACE. | | | | • | | | | | | | | | |
| • Implement watershed protection, stormwater management, and discharge control ordinances to protect wetlands. | | | | • | | | | | | | | | |
| • Implement policies in the Conservation Element. | | | | • | | | | | | | | | |
| • Require compliance with the Biological Report Guidelines, which requires field surveys, literature review, anticipated impacts and mitigation, preservation and replacement of disturbed habitat at a minimum of 1:1 ratio, and compliance with applicable HCPs. | | | • | | | | | | | | | | |

| Resource Area/ Impact | Counties | | | | | Cities | | | | | | | |
|--|---------------------------------|------------------------------------|-------------------------------|-------------------------------|----------------------------|----------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------------|---|-------------------------------|-----------------------------|
| | Los Angeles County ^a | San Bernardino County ^b | Riverside County ^c | San Diego County ^d | Orange County ^e | City of Los Angeles ^f | City of Ontario ^g | City of Anaheim ^h | City of Riverside ⁱ | City of San Diego ^j | City of Rancho Santa Margarita ^k | City of Palmdale ^l | City of Irvine ^m |
| Cultural Resources | | | | | | | | | | | | | |
| Impacts | | | | | | | | | | | | | |
| • Impacts to historical, archaeological, cultural, paleontological resources. | | | | | | | • | | | • | | | |
| • Impacts to unique geologic features. | | | | | | | | | | | | | |
| Mitigation Measures | | | | | | | | | | | | | |
| • Conduct field studies prior to development approvals. | | | | | | | • | | | | | | |
| • Require detailed mitigation plans to be incorporated into the Project. | | | | | | | | | | | | | |
| • Require contractors to retain a qualified archaeologist to be present onsite during ground disturbing activities and cease operations if a resource is discovered. | | | | | | | | | | | | | |
| • Communicate with local tribes. | | | | | | | | | | | | | |
| • Require site specific mitigation at a project-level as part of the discretionary review process. | | | | | | | | | | • | | | |
| • Provide incentives through the Mill Act to encourage restoration, renovation, or adaptive use of historic resources. | | | | | | | | | | | | | |
| • Require inventory, monitoring, recovery and curation of found resources. | | | | | | | | | | | | | |
| • Ensure landmarking and historical listing of sites. | | | | | | | | | | • | | | |
| • Develop management and restoration plans for identified and acquired properties with cultural resources. | | | | | | | | | | | | | |
| • Coordinate with Native American Heritage Commission, local tribal governments, and conduct SB 18 review. | | | | | | | | | | | | | |

| Resource Area/ Impact | Counties | | | | | Cities | | | | | | | |
|---|---------------------------------|------------------------------------|-------------------------------|-------------------------------|----------------------------|----------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------------|---|-------------------------------|-----------------------------|
| | Los Angeles County ^a | San Bernardino County ^b | Riverside County ^c | San Diego County ^d | Orange County ^e | City of Los Angeles ^f | City of Ontario ^g | City of Anaheim ^h | City of Riverside ⁱ | City of San Diego ^j | City of Rancho Santa Margarita ^k | City of Palmdale ^l | City of Irvine ^m |
| Geology | | | | | | | | | | | | | |
| Impacts | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Increased risk from strong seismic ground shaking and other geologic and soil hazards including poor or erosion susceptible soil conditions, landslides, soil liquefaction, unconsolidated granular soils, and soil erosion when grading occurs on slopes and ridgelines. | • | | | | | • | | | | • | | | |
| <ul style="list-style-type: none"> Increased risk from earthquake fault rupture. | • | | | | | • | | | | • | | • | |
| <ul style="list-style-type: none"> Increased risk from seismic groundshaking. | • | | | | | • | | | | • | | • | |
| <ul style="list-style-type: none"> Increased risk from liquefaction. | | | | | | • | | | | • | | | |
| <ul style="list-style-type: none"> Increased exposure of people and structures to landslides. | | | | | | • | | | | • | | | |
| <ul style="list-style-type: none"> Soil erosion and loss of topsoil. | | | | | | | | | | • | | | |
| <ul style="list-style-type: none"> Risk from unstable soils. | | | | | | • | | | | • | | | |
| <ul style="list-style-type: none"> Construction impacts associated with shallow groundwater. | | | | | | • | | | | | | | |
| <ul style="list-style-type: none"> Risk to structures from subsidence and settlement of soils. | | | | | | • | | | | | | | |
| Mitigation Measures | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Require soils engineering and soils performance review related to excavation activities. | • | | | | | • | | | | • | | | |
| <ul style="list-style-type: none"> Implement hillside management guidelines which may include grading restrictions. | • | | | | | | | | | • | | • | |
| <ul style="list-style-type: none"> Use of appropriate building materials. | • | | | | | | | | | | | • | |
| <ul style="list-style-type: none"> Require Project specific mitigation related to liquefaction and landslide. | | | | | | | | | | | | | |

| Resource Area/ Impact | Counties | | | | | Cities | | | | | | | |
|--|---------------------------------|------------------------------------|-------------------------------|-------------------------------|----------------------------|----------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------------|---|-------------------------------|-----------------------------|
| | Los Angeles County ^a | San Bernardino County ^b | Riverside County ^c | San Diego County ^d | Orange County ^e | City of Los Angeles ^f | City of Ontario ^g | City of Anaheim ^h | City of Riverside ⁱ | City of San Diego ^j | City of Rancho Santa Margarita ^k | City of Palmdale ^l | City of Irvine ^m |
| <ul style="list-style-type: none"> Implement guidelines and programs defined in the Safety Element. | | | | | | ● | | | | | | | |
| <ul style="list-style-type: none"> Conduct a hazardous building inventory. | | | | | | | | | | | | ● | |
| <ul style="list-style-type: none"> Require geologic investigation for new development. | | | | | | ● | | | | | | ● | |
| <ul style="list-style-type: none"> Develop and/or comply with an emergency preparedness plan. | | | | | | ● | | | | | | ● | |
| <ul style="list-style-type: none"> Require compliance with State and local building, structural, and seismic codes. | ● | | | | | ● | | | | ● | | ● | |
| Hazards and Hazardous Materials | | | | | | | | | | | | | |
| Impacts | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Exposure of people and structures to wildland fire hazards. | | ● | | ● | | | | | | ● | | | |
| Mitigation Measures | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Require proper siting of projects in high fire hazard areas to minimize fire vulnerability. | | ● | | ● | | | | | | ● | | | |
| <ul style="list-style-type: none"> Require pre-approval analysis of land use compatibility to ensure that incompatible uses are not located adjacent to or proximate to sensitive receptors. | | ● | | | | | | | | ● | | | |
| <ul style="list-style-type: none"> Development in fire hazard areas must have most current and fire-safe building techniques and comply with building codes. | | ● | | ● | | | | | | | | | |
| <ul style="list-style-type: none"> Monitor post-fire debris flow hazard evaluation and prediction methods. | | ● | | | | | | | | | | | |
| <ul style="list-style-type: none"> Monitor population growth and evaluate road capacities and hazard conditions along evacuation corridors to prepare contingency plans to correspond to the location, direction, and spread rate of wildfires. | | ● | | | | | | | | | | | |
| <ul style="list-style-type: none"> Implement policies in the Safety Element. | | | | ● | | | | | | | | | |
| <ul style="list-style-type: none"> Require brush removal and defensible space techniques. | | | | ● | | | | | | | | | |

| Resource Area/ Impact | Counties | | | | | Cities | | | | | | | |
|--|---------------------------------|------------------------------------|-------------------------------|-------------------------------|----------------------------|----------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------------|---|-------------------------------|-----------------------------|
| | Los Angeles County ^a | San Bernardino County ^b | Riverside County ^c | San Diego County ^d | Orange County ^e | City of Los Angeles ^f | City of Ontario ^g | City of Anaheim ^h | City of Riverside ⁱ | City of San Diego ^j | City of Rancho Santa Margarita ^k | City of Palmdale ^l | City of Irvine ^m |
| Hydrology and Water Quality | | | | | | | | | | | | | |
| <i>Impacts</i> | | | | | | | | | | | | | |
| • Violation of water quality standards or impacts to surface or groundwater quality. | | | | • | | | | | • | • | | | |
| • Groundwater depletion. | | | • | • | | | | | | | | | |
| • Alteration of drainage patterns or increased impervious surfaces resulting in erosion, siltation, flooding, and overland runoff. | | | | | | | | | | • | | | |
| • Impacts to stormwater drainage. | | | | | | | | | | | | | |
| • Risk to habitable structures and people located in dam inundation areas or due to dam/levee failure. | | | | | | • | | | • | | | | |
| • Inundation by seiche, tsunami, or mudflow. | • | | | | | • | | | | | | | |
| <i>Mitigation Measures</i> | | | | | | | | | | | | | |
| • Provide incentives to maintain ground permeability, create flood control, preserve floodplains and open space, develop stormwater facilities, and comply with NPDES permits. | | | | • | | • | | | | | | | |
| • Implement policies in the Conservation and Safety Elements. | | | | • | | • | | | | | | | |
| • Implement groundwater monitoring, recharge, and recycling programs. | | | • | • | | | | | | | | | |
| • Develop landscaping guidelines and require water conservation techniques. | | | | | | | | | | • | | | |
| • Conduct water quality monitoring. | | | | | | | | | | | | | |
| • Require compliance with Regional Water Quality Control Board standards. | | | | • | | | | | | • | | | |
| • Require site specific mitigation at the project level. | | | | | | | | | | • | | | |

| Resource Area/ Impact | Counties | | | | | Cities | | | | | | | |
|--|---------------------------------|------------------------------------|-------------------------------|-------------------------------|----------------------------|----------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------------|---|-------------------------------|-----------------------------|
| | Los Angeles County ^a | San Bernardino County ^b | Riverside County ^c | San Diego County ^d | Orange County ^e | City of Los Angeles ^f | City of Ontario ^g | City of Anaheim ^h | City of Riverside ⁱ | City of San Diego ^j | City of Rancho Santa Margarita ^k | City of Palmdale ^l | City of Irvine ^m |
| <ul style="list-style-type: none"> Require future projects to be sited and designed to minimize impacts to absorption rates, drainage patterns, or rates of runoff. | | | | ● | | | | | | ● | | | |
| <ul style="list-style-type: none"> Require onsite infiltration, preserve natural drainage systems, direct concentrate flows into sedimentation basins, grassy swales, reduce impervious surfaces, and increase vegetation coverage. | | | | ● | | | | | | ● | | | |
| <ul style="list-style-type: none"> Implement a jurisdiction-wide urban runoff management plan. | | | | ● | | | | | | | | | |
| <ul style="list-style-type: none"> Implement a watershed protection ordinance. | | | | ● | | | | | | | | | |
| <ul style="list-style-type: none"> Encourage development that allows for maximum groundwater infiltration. | | | | ● | | | | | | | | | |
| <ul style="list-style-type: none"> Restrict development in flood plains. | ● | | | | | | | | | | | | |
| Land Use | | | | | | | | | | | | | |
| <i>Impacts</i> | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Disruption or division of community. | | | | | | | | | | ● | | | |
| <ul style="list-style-type: none"> Conflict with plans and policies. | | | | | | | | | | ● | | | |
| <ul style="list-style-type: none"> Conversion of open space and rural land. | | | ● | | | ● | | | | | | | |
| <ul style="list-style-type: none"> Conflict with existing land uses, land use patterns, and intensification of development in undeveloped areas. | | | | | | ● | | | | ● | | | |
| <i>Mitigation Measures</i> | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Develop open space and parkland preservation programs and consider open space and parkland dedication. | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Encourage cluster development to reduce encroachment into open space. | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Use policies in the Land Use Element to address compatibility issues and ensure zoning consistency. | | | | | | ● | | | | | | | |

| Resource Area/ Impact | Counties | | | | | Cities | | | | | | | |
|---|---------------------------------|------------------------------------|-------------------------------|-------------------------------|----------------------------|----------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------------|---|-------------------------------|-----------------------------|
| | Los Angeles County ^a | San Bernardino County ^b | Riverside County ^c | San Diego County ^d | Orange County ^e | City of Los Angeles ^f | City of Ontario ^g | City of Anaheim ^h | City of Riverside ⁱ | City of San Diego ^j | City of Rancho Santa Margarita ^k | City of Palmdale ^l | City of Irvine ^m |
| <ul style="list-style-type: none"> Update Community Plans to ensure consistency with the General Plan, environmental policies, and the Airport Land Use Plan. | | | | | | | | | | • | | | |
| <ul style="list-style-type: none"> Develop and adopt standards to reduce land use incompatibilities. | | | | | | | | | | • | | | |
| <ul style="list-style-type: none"> Consider land use compatibility, parking availability, truck delivery routes, noise limitations, open space, fire protection, and visual privacy for residential units in consideration of approval of mixed uses, land use conversion, and intensification of densities. | | | | | | • | | | | • | | | |
| Mineral Resources | | | | | | | | | | | | | |
| Impacts | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Loss of regionally, locally, and statewide important mineral resource availability. | | | | • | | | | | | • | | | |
| <ul style="list-style-type: none"> Loss of locally important mineral resource recovery sites. | | | | • | | | | | | | | | |
| Mitigation Measures | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Require site specific mitigation at the project level. | | | | • | | | | | | | | | |
| <ul style="list-style-type: none"> Revise and comply with updated County ordinance regarding mineral resource areas with potential mining operations. | | | | • | | | | | | | | | |
| Noise | | | | | | | | | | | | | |
| Impacts | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Exposure of sensitive receptors to vehicular traffic noise. | | | | | | | | | • | | | | |
| <ul style="list-style-type: none"> Exposure of sensitive receptors to noise levels in excess of accepted standards. | | | | | | | | | | • | | | |
| <ul style="list-style-type: none"> Exposure of sensitive receptors to ground-borne vibration. | | | | | | | | | • | | | | |

| Resource Area/ Impact | Counties | | | | | Cities | | | | | | | |
|--|---------------------------------|------------------------------------|-------------------------------|-------------------------------|----------------------------|----------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------------|---|-------------------------------|-----------------------------|
| | Los Angeles County ^a | San Bernardino County ^b | Riverside County ^c | San Diego County ^d | Orange County ^e | City of Los Angeles ^f | City of Ontario ^g | City of Anaheim ^h | City of Riverside ⁱ | City of San Diego ^j | City of Rancho Santa Margarita ^k | City of Palmdale ^l | City of Irvine ^m |
| • Stationary noise sources. | | | | | | • | | | | | | | |
| • Periodic temporary or permanent increase in ambient noise levels. | | | | • | | | | | • | • | | | • |
| • Exposure of sensitive receptors to excess noise levels from airports. | | | | | | | | | | • | | • | |
| • Exposure of sensitive receptors to railroad noise. | | | | | | | | | • | | | • | |
| Mitigation Measures | | | | | | | | | | | | | |
| • Implement policies in the Noise Element. | | | | • | | | | | | • | | | • |
| • Require acoustical analysis reports to determine land use compatibility. | | | | • | | | | | • | • | | | |
| • Require review by the Airport Land Use Commission. | | | | | | | | | | • | | • | |
| • Require future projects to incorporate architectural features to reduce indoor noise levels. | | | | | | | | | | • | | | |
| • Require all non-emergency construction and land uses to comply with State and local limits. | | | | • | | • | | | | • | | | |
| • Require compliance with State and local building codes | | | | | | • | | | • | | | | |
| • Vibration sensitive land uses adjacent to railroads must comply with Federal Transportation Administration standards. | | | | | | | | | | | | | |
| • Require development to comply with Caltrans noise abatement policies and construct sound walls in residential areas adjacent to city freeways. | | | | • | | • | | | | | | | |
| • Require Project design considerations to promote traffic calming, traffic control measures, and measures to minimize vehicular traffic. | | | | • | | | | | | | | | |
| • Require buffer zones between incompatible land uses. | | | | • | | | | | | | | | |

| Resource Area/ Impact | Counties | | | | | Cities | | | | | | | |
|---|---------------------------------|------------------------------------|-------------------------------|-------------------------------|----------------------------|----------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------------|---|-------------------------------|-----------------------------|
| | Los Angeles County ^a | San Bernardino County ^b | Riverside County ^c | San Diego County ^d | Orange County ^e | City of Los Angeles ^f | City of Ontario ^g | City of Anaheim ^h | City of Riverside ⁱ | City of San Diego ^j | City of Rancho Santa Margarita ^k | City of Palmdale ^l | City of Irvine ^m |
| <ul style="list-style-type: none"> Make a fair-share contribution to a City-designated fund for the development of noise attenuation measures. All projects within the City shall be subject to an in-lieu fee for the development of noise attenuation measures in areas where noise levels are unacceptable to existing uses, particularly residential uses. | | | | | | | | | | | | | • |
| Population and Housing | | | | | | | | | | | | | |
| <i>Impacts</i> | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Deficiencies in the jobs/ housing balance. | | | | | | | | | | | | | • |
| <ul style="list-style-type: none"> Displacement of housing and need for replacement housing. | | | | | | | | | • | | | | |
| <ul style="list-style-type: none"> Increased rate of increase for the number of persons per dwelling, alteration of housing mix, and lack of affordable housing. | | | | | | • | | | | | | | |
| <ul style="list-style-type: none"> Directly or indirectly induce substantial population growth | | | | | | | | • | | | | | |
| <i>Mitigation Measures</i> | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Develop strategies to address the jobs/ housing balance, such as approving future annexations or encouraging residential and non-residential development to occur at a similar rate. | | | | | | | | | | | | | • |
| <ul style="list-style-type: none"> Develop new housing development ordinance, condominium conversion standards, first time homebuyer incentives, mortgage revenue bonds, mobile home rent control, neighborhood quality improvement programs, senior housing programs, and habitability standards. | | | | | | • | | | | | | | |
| <ul style="list-style-type: none"> Require project level review to develop appropriate mitigation. | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Implement policies to meet existing and future needs and distribute housing according to demand. | | | | | | • | | | | | | | |
| <ul style="list-style-type: none"> Encourage rehabilitation, revitalization, and restoration of deteriorated buildings and neighborhoods. | | | | | | • | | | | | | | |
| <ul style="list-style-type: none"> Develop housing types for all levels of income. | | | | | | • | | | | | | | |

| Resource Area/ Impact | Counties | | | | | Cities | | | | | | | |
|--|---------------------------------|------------------------------------|-------------------------------|-------------------------------|----------------------------|----------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------------|---|-------------------------------|-----------------------------|
| | Los Angeles County ^a | San Bernardino County ^b | Riverside County ^c | San Diego County ^d | Orange County ^e | City of Los Angeles ^f | City of Ontario ^g | City of Anaheim ^h | City of Riverside ⁱ | City of San Diego ^j | City of Rancho Santa Margarita ^k | City of Palmdale ^l | City of Irvine ^m |
| Public Services | | | | | | | | | | | | | |
| Impacts | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Increased physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for public services, including fire protection, police protection, schools, libraries, and medical facilities. | | | | • | | | | | | • | | | |
| Mitigation Measures | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Determine the need and potential funding sources for additional facilities and services. | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Mitigate for physical impacts associated with new or expanded facilities, as listed by resource section. | | | | | | | | | | • | | | |
| <ul style="list-style-type: none"> Review plans for new or expanded school facilities. | | | | • | | | | | | | | | |
| <ul style="list-style-type: none"> Plan and site schools that are context specific according to the location and need. | | | | • | | | | | | • | | | |
| <ul style="list-style-type: none"> Coordinate with school districts to encourage siting new facilities in accordance with General Plan and include feasible mitigation to reduce physical impacts. | | | | • | | | | | | | | | |
| <ul style="list-style-type: none"> Require discretionary Project applications to include commitments from available school districts. | | | | • | | | | | | • | | | |
| Recreation | | | | | | | | | | | | | |
| Impacts | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Impacts from expanded or new recreational facilities. | | | | | | | | | | | | | |

| Resource Area/ Impact | Counties | | | | | Cities | | | | | | | |
|---|---------------------------------|------------------------------------|-------------------------------|-------------------------------|----------------------------|----------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------------|---|-------------------------------|-----------------------------|
| | Los Angeles County ^a | San Bernardino County ^b | Riverside County ^c | San Diego County ^d | Orange County ^e | City of Los Angeles ^f | City of Ontario ^g | City of Anaheim ^h | City of Riverside ⁱ | City of San Diego ^j | City of Rancho Santa Margarita ^k | City of Palmdale ^l | City of Irvine ^m |
| Mitigation Measures | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Apply mitigation identified for resource specific impacts. | | | | | | | | | | | | | |
| Traffic and Transportation | | | | | | | | | | | | | |
| Impacts | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Increased traffic load, vehicle trips, congestion, and volume to capacity ratio. | | | | • | | | • | • | • | • | | • | |
| <ul style="list-style-type: none"> Exceedance of roadway level of service. | | | • | • | | | • | | • | | | • | |
| <ul style="list-style-type: none"> Contribution to traffic congestion in surrounding areas. | | • | | • | | | | | | | | | |
| <ul style="list-style-type: none"> Altered air traffic patterns. | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Increased hazards from design features or incompatible land use. | | | | • | | | | | | | | | |
| <ul style="list-style-type: none"> Inadequate parking capacity. | | | | | | | | | | • | | | |
| <ul style="list-style-type: none"> Increased demand and use/ deterioration of public transit, commercial air service, bicycle routes, equestrian trails, and truck routes. | | | | | | | | | | | | • | |
| Mitigation Measures | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Strive to achieve LOS D on roadways within the jurisdiction. | | • | | | | | | | | | | • | |
| <ul style="list-style-type: none"> Implement policies in the Circulation Elements and implement transportation management programs. | | • | • | • | | | | | | • | | • | |
| <ul style="list-style-type: none"> Provide alternative transportation. | | • | • | | | | | | | | | | |
| <ul style="list-style-type: none"> Work with adjacent jurisdictions to maximize roadway capacity across jurisdictional boundaries. | | • | | • | | | | | | | | • | |

| Resource Area/ Impact | Counties | | | | | Cities | | | | | | | |
|---|---------------------------------|------------------------------------|-------------------------------|-------------------------------|----------------------------|----------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------------|---|-------------------------------|-----------------------------|
| | Los Angeles County ^a | San Bernardino County ^b | Riverside County ^c | San Diego County ^d | Orange County ^e | City of Los Angeles ^f | City of Ontario ^g | City of Anaheim ^h | City of Riverside ⁱ | City of San Diego ^j | City of Rancho Santa Margarita ^k | City of Palmdale ^l | City of Irvine ^m |
| <ul style="list-style-type: none"> Coordinate with Caltrans, and local councils of government to define fair share mitigation for impacts. | | • | | • | | | | • | | | | | |
| <ul style="list-style-type: none"> Install signalized street lights. | | | | | | | | | | | | • | |
| <ul style="list-style-type: none"> Implement roadway improvements. | | | | | | | | • | | | | • | |
| <ul style="list-style-type: none"> Implement the Walkable Communities Program. | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Develop programs to address street and freeway systems, bicycling and pedestrian networks, parking, and transportation demand. | | • | | | | | | | • | | | | |
| <ul style="list-style-type: none"> Extend public transportation to major land uses, such as airports. | | • | | | | | | | | | | | |
| <ul style="list-style-type: none"> Promote land use patterns that center around public transit facilities. | | • | | | | | | | | | | | |
| <ul style="list-style-type: none"> Install synchronized signalization. | | • | | | | | | | | | | | |
| <ul style="list-style-type: none"> Limit truck traffic and/or obtain additional right-of-way to accommodate right and left turn lanes at major intersections. | | • | | | | | | | | | | | |
| <ul style="list-style-type: none"> Require large projects to mitigate impacts to traffic networks. | | | • | • | | | | • | • | | | | |
| <ul style="list-style-type: none"> Require large projects to pay for traffic model updates required by the project, traffic signal assessment and traffic impact fees. | | | | | | | | • | | | | | |
| <ul style="list-style-type: none"> Require large employers to participate in the transportation network/transportation management association. | | | | | | | | • | | | | | |
| <ul style="list-style-type: none"> Require large motel and hotel developers to implement transportation demand measures to limit trip generation consistent with the traffic analysis model. | | | | | | | | • | | | | | |
| Public Services and Utilities | | | | | | | | | | | | | |
| Impacts | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Inadequate water supplies. | | | • | • | | | | | | | | | |

| Resource Area/ Impact | Counties | | | | | Cities | | | | | | | |
|--|---------------------------------|------------------------------------|-------------------------------|-------------------------------|----------------------------|----------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------------|---|-------------------------------|-----------------------------|
| | Los Angeles County ^a | San Bernardino County ^b | Riverside County ^c | San Diego County ^d | Orange County ^e | City of Los Angeles ^f | City of Ontario ^g | City of Anaheim ^h | City of Riverside ⁱ | City of San Diego ^j | City of Rancho Santa Margarita ^k | City of Palmdale ^l | City of Irvine ^m |
| <ul style="list-style-type: none"> Exceedance of landfill capacity resulting from increased solid waste. | | | | ● | | | | | | | | | |
| <ul style="list-style-type: none"> Violation of AB 32 standards. | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Increased risk from climate change. | ● | | | ● | | | | | | | | | |
| Mitigation Measures | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Require discretionary approval applications to include commitments from available water and sanitation districts. | | | | ● | | | | | | | | | |
| <ul style="list-style-type: none"> Require new development that meets certain size or occupancy parameters to prepare a water supply assessment that consists of information regarding Project water demand, supply alternatives, evaluation of compliance with the UWMMP, and conservation techniques. | | | ● | | | | | | | | | | |
| <ul style="list-style-type: none"> Utilize alternative waters sources. | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Estimate future water demands and study the feasibility of reclaiming water. | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Require compliance with applicable urban water management plans. | | | ● | | | | | | | | | | |
| <ul style="list-style-type: none"> Condition approval on consistency with General Plan policies and approval of land use that is consistent with long-term sustainability of groundwater supplies. | | | | ● | | | | | | | | | |
| <ul style="list-style-type: none"> Coordinate land use planning with local water supply agencies. | | | | ● | | | | | | | | | |
| <ul style="list-style-type: none"> Require innovative design, construction, and operation to reduce storm water pollution, energy use, and waste generation. | | | | | | | | | ● | | | | |
| <ul style="list-style-type: none"> Offer incentives (i.e. expedited permit review) for projects that achieve LEED silver certification. | | | | ● | | | | | | | | | |
| <ul style="list-style-type: none"> Implement water and energy conservation measures beyond those required by the State through review of Project siting, land use, and design that could reduce vehicle miles traveled. | | | | ● | | | | | ● | | | | |
| <ul style="list-style-type: none"> Encourage development to use passive cooling techniques (i.e. Tree shading). | | | | | | | | | ● | | | | |

| Resource Area/ Impact | Counties | | | | | Cities | | | | | | | |
|--|---------------------------------|------------------------------------|-------------------------------|-------------------------------|----------------------------|----------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------------|---|-------------------------------|-----------------------------|
| | Los Angeles County ^a | San Bernardino County ^b | Riverside County ^c | San Diego County ^d | Orange County ^e | City of Los Angeles ^f | City of Ontario ^g | City of Anaheim ^h | City of Riverside ⁱ | City of San Diego ^j | City of Rancho Santa Margarita ^k | City of Palmdale ^l | City of Irvine ^m |
| <ul style="list-style-type: none"> Prepare a Climate Action Plan which will include a greenhouse gas inventory, quantification of an emission reduction target, and a list of local emission reduction measures (i.e. requiring municipal fleets to be fuel efficient, installing LED traffic lights, conducting energy efficiency audits for municipal buildings). | | | | • | | | | | | | | | |
| <ul style="list-style-type: none"> Develop a Sustainable Communities Strategies Plan and participate in the County of San Bernardino Green Valley Initiative. | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Update the local Green Building Program to provide incentives and education. | | | | • | | | | | | | | | |
| <ul style="list-style-type: none"> Work with local councils of government to reduce greenhouse gas emissions associated with land use and transportation. | | | | • | | | | | | | | | |
| <ul style="list-style-type: none"> Require commercial and industrial recycling and expand recycling and composting programs for residences. | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> Monitor landfill capacity and if capacity is limited increase efforts to divert waste and increase recycling. | | | | | | | | • | | | | | |
| <ul style="list-style-type: none"> Coordinate with energy providers to consider and develop a mitigation credit program. | | | | • | | | | | | | | | |

^a County of Los Angeles, Department of Regional Planning, *County of Los Angeles General Plan Final Environmental Impact Report*, November 1980.

^b County of San Bernardino, *San Bernardino County 2006 General Plan Program Draft Program Environmental Impact Report*, September 2006; County of San Bernardino, *San Bernardino County 2007 General Plan Program Final Program Environmental Impact Report and Appendices*, February 2007.

^c County of Riverside, *2002 Riverside County General Plan Draft Program Environmental Impact Report*, August 2002; County of Riverside, *2003 Riverside County General Plan Final Program Environmental Impact Report, Volumes I and II*, October 2003.

^d County of San Diego, *San Diego County General Plan Update Draft Program Environmental Impact Report*, July 2009; County of San Diego, *San Diego County General Plan Update Final Program Environmental Impact Report*, August 2011.

^e County of Orange, *Environmental Determination for Orange County General Plan Technical Update*, 2005. Orange County concluded that no significant unavoidable impacts would result from implementation of their General Plan Update. Thus, Orange County's General Plan was updated by a Technical Memorandum for which an environmental impact report was not prepared.

^f City of Los Angeles, *City of Los Angeles Citywide General Plan Framework Draft Environmental Impact Report*, January 1995; City of Los Angeles, *Los Angeles Citywide General Plan Framework Final Environmental Impact Report*, June 1996.

^g City of Ontario, *The Ontario Plan Draft Environmental Report Volume I*, April 2009; City of Ontario, *The Ontario Plan Final Environmental Impact Report*, July 2009.

^h City of Anaheim, *City of Anaheim Final General Plan and Zoning Code Update Environmental Impact Report No. 330*, May 2004.

ⁱ City of Riverside, *City of Riverside General Plan and Supporting Documents Final Program Environmental Impact Report*, November 2007.

^j City of San Diego, *Final Program Environmental Impact Report*, March 2008.

^k City of Rancho Santa Margarita, *Rancho Santa Margarita General Plan Final Program Environmental Impact Report*, August 2002 (SCH# 2002021113); and, *Addendum to the Rancho Santa Margarita General Plan Final Program Environmental Impact Report*, June 2006.

^l City of Palmdale, *City of Palmdale Draft General Plan Draft Environmental Impact Report*, August 1992.

^m City of Irvine, *City of Irvine Comprehensive General Plan Update (Phase 2) Master EIR*, April 1995; City of Irvine, *City of Irvine Comprehensive General Plan Update (Phase 3) Master EIR*, February 1997.