

3.0 EXISTING CONDITIONS, POTENTIAL IMPACTS, AND PROPOSED MITIGATION MEASURES

This section of the DEIS identifies the existing environmental conditions, potential impacts of the Proposed Action, and proposed mitigation measures as appropriate for each of the major issues identified in the Final Scoping Document. The potential significant impacts resulting from the proposed project to both natural and human resources are evaluated in both a quantitative and qualitative manner, including cumulative impacts and secondary effects, if applicable. Potential impacts resulting from the proposed project are presented both graphically and in text format. Impacts that cannot be mitigated are specifically identified and the magnitude of those impacts evaluated.

This section is organized into the following categories:

- 3.1 Soils and Geology
- 3.2 Water Resources
- 3.3 Vegetation
- 3.4 Wildlife
- 3.5 Cultural Resources
- 3.6 Visual Resources
- 3.7 Transportation
- 3.8 Land Use and Zoning
- 3.9 Local and Regional Plan Consistency
- 3.10 Police, Fire, and Emergency Medical Services
- 3.11 School District Services
- 3.12 Recreation, Open Space and Tourism
- 3.13 Utilities – Water
- 3.14 Utilities – Wastewater
- 3.15 Utilities – Solid Waste
- 3.16 Noise
- 3.17 Fiscal Resources
- 3.18 Demographics
- 3.19 Community Character

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