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# CEQA Overview

## Issues To Be Analyzed in the EIR

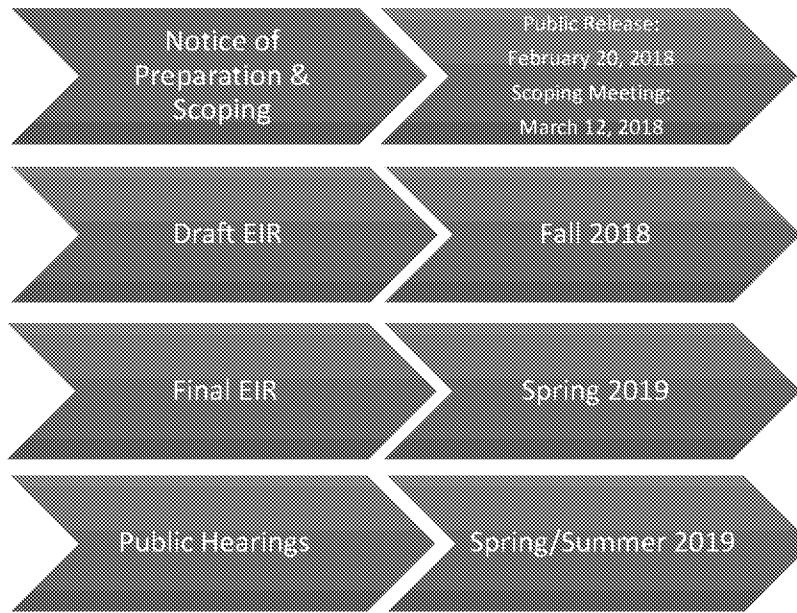
- Aesthetics, Light, and Glare
- Air Quality
- Biological Resources
- Cultural Resources
- Energy Demand and Conservation
- Geology and Soils
- Greenhouse Gas Emissions
- Growth Inducement and Urban Decay
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise and Vibration
- Paleontological Resources
- Population, Employment, and Housing
- Public Services
- Public Utilities and Service Systems
- Transportation and Circulation
- Alternatives
- Cumulative Impacts

## Issues Likely To Be Screened Out in EIR

- Agricultural/Forestry Resources
- Mineral Resources
- Recreation

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# CEQA Process & Schedule



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# Anticipated Entitlements and Approvals Overview

- Discretionary approvals required for development of the Proposed Projected are anticipated to include, but may not be limited to, the following:
  - General Plan Amendments to conform to proposed uses
  - Zoning Changes, including conforming Planning and Zoning text amendments if necessary
  - Site Plan Review
  - Master Sign Plan/Sign Overlay Zone
  - Merger and Re-Subdivision Map
  - Disposition and Development Agreement
  - Approval of Street Vacation
  - Approval of Well Relocation
  - Other Regional Agency Approvals, if required

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# Anticipated Entitlements and Approvals Flowchart