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LAND USE &
CIRCULATION
UPDATE

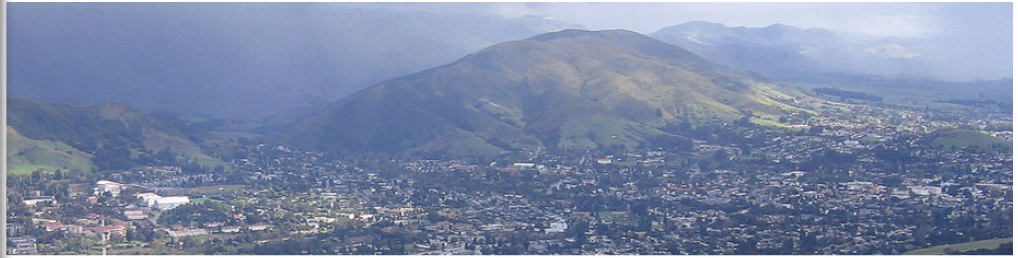
VOLUME III
APPENDIX D

BACKGROUND
REPORT

JUNE 2014



Please see the next page.



Volume III – Background Report

Draft Program Environmental Impact Report Land Use and Circulation Elements Update (LUCE)

Prepared for:



City of San Luis Obispo
Community Development Department
919 Palm Street
San Luis Obispo, CA 93401

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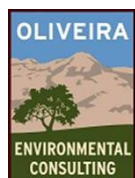
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Acronyms

A

AADT	Annual Average Daily Traffic
AASP	Airport Area Specific Plan
AB	Assembly Bill
AB 1358	California Complete Streets Act
AB 32	California Global Warming Solutions Act
ABA	Architectural Barriers Act
ABC	California Alcoholic Beverage Control
AC	Advisory Circulars
ADA	Americans with Disabilities Act
ADT	Average Daily Traffic
AF	Acre Feet (water)
AG	Agriculture (Land Use Designation)
AIA	Airport Influence Area
ALS	Approach Lighting System
ALUC	Airport Land Use Commission
ALUP	Airport Land Use Plan
AMBAG	Association of Monterey Bay Area Governments
APCD	Air Pollution Control District
APE	Area of Potential Effects
APEFZA	Alquist-Priolo Fault Zones
API	Academic Performance Index
APs	Wireless Access Points
APS	Alternative Planning Strategies
AR Area	Airport Review Area
ARB	California Air Resources Board
ARC	Architectural Review Commission
ARFF	Aircraft Rescue and Firefighting
ARPA	Archeological Resources Protection Act

ASI	Associated Students, Inc.
ASIPS	Alcohol/Drug Sensitive Information Planning System
ATCM	Air Toxics Control Measure
ATCT	Air Traffic Control Tower
AVR	Average Vehicle Ridership
AWSC	All Way Stop Controlled
AYP	Adequate Yearly Progress

B

BAC	Bicycle Advisory Committee
BFE	Base Flood Elevation
BLM	Bureau of Land Management
BMPs	Best Management Practices
BP	Business Park (Land Use Designation)
BPNR	Bishops Peak Natural Reserve

C

CADOF	State of California Department of Finance
CAFE	Corporate Average Fuel Economy
CAFR	Comprehensive Annual Financial Report
CAISO	California Independent System Operator
Cal EMA	California Emergency Management Agency
CAL FIRE	California Department of Forestry and Fire Protection
CalARPP	California Accidental Release Prevention Program
CalEPA	California Environmental Protection Agency
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CAPCOA	California Air Pollution Control Officers Association
CAS	Climate Adaptation Strategy
CAWO	Cayucos Area Water Organizations
CBC	California Building Code
CC	Community Commercial (Land Use Designation)
CCAA	California Clean Air Act
CCIC	Central Coast Information Center
CCITS	Central Coast Intelligent Transportation Systems
CCR	California Code of Regulations
CCRWQCB	Central Coast Regional Water Quality Control Board
CDA	Census Data Affiliate
CDFA	California Department of Food and Agriculture
CDFG	California Department of Fish and Game
CDPH	California Department of Public Health
CDVAA	Coastal Dune Vehicle Activity Area
CEC	California Energy Commission
CEQ	Council on Environmental Quality
CEQA	California Environmental Impact Report

CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CFC	Chlorofluorocarbons
CFR	Code of Federal Regulations
CGS	California Geological Survey
CH ₄	Methane
CHC	Cultural Heritage Committee
CHK Act	Cortese-Knok-Hertzberg Local Government Reorganization Act
CHL	California Historical Landmarks
CHP	California Highway Patrol
CIP	Capital Improvement Plan
CIT	Counselor in Training
CIWMB	California Integrated Waste Management Board
CJAR	Calle Joaquin Agricultural Reserve
CLG	Certified Local Government Program
CMP	Corrugated Metal Pipe
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CNRA	California Natural Resources Agency
CO ₂	Carbon Dioxide
CO ₂ E	Carbon Dioxide Equivalent
COS	Critically Overcrowded School Facilities Program
COSE	Conservation and Open Space Element
CPHI	California Points of Historical Interest
CPTED	Crime Prevention Through Environmental Design
CPUC	California Public Utilities Commission
CPUC	California Public Utilities Commission
CR	General Retail (Land Use Designation)
CRHR	California Register of Historic Resources
CRS	Community Rating System
CSI	California Solar Initiative
CSLNR	Cerro San Luis Natural Reserve
CT	Tourist Commercial (Land Use Designation)
CTAC	Citizens Transportation Advisory Committee
CTC	California Transportation Commission
CTCDC	California Traffic Control Devices Committee
CUPA	Certified Unified Program Agency
CWA	Clean Water Act

D

DA	Decision Altitude
dB	Decibel
dBA	A-weighted Sound Levels
DDM	Drainage Design Manual
DDWEM	California Department of Public Health's Division of Drinking Water and Environmental Management
DHS	Department of Health Services
DLRP	Division of Land Resource Protection
DMG	Division of Mines and Geology
DOC	California Department of Conservation
DOE	Department of Education
DPM	Diesel Particulate Matter
DPR	California Department of Pesticide Regulations
DTSC	Department of Toxic Substances Control
DVMT	Daily Vehicles Miles of Travel
DWP	Drinking Water Program
DWR	Department of Water Resources

E

EA	Enforcement Agency
EA	Environmental Assessment
EAP	Energy Action Plan
ECC	Emergency Communications Center
ECOSLO	Environmental Center of San Luis Obispo
EIR	Environmental Impact Report
EMF	Electromagnetic Frequency
EMS	Emergency Medical Service
EOC	Economic Opportunity Commission
EPA	Environmental Protection Agency
ESA	Endangered Species Act
ESP	Electric Service Providers
EVC	Economic Vitality Corporation

F

FAA	Federal Aviation Regulations
FAR	Floor Area Ratio
FARs	Federal Aviation Regulations
FBFM	Flood Boundary and Floodway Maps
FBI	Federal Bureau of Investigations
FCAA	Federal Clean Air Act
FCC	Federal Communications Commission
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FERC	Federal Energy Regulatory Commission

FHSZ	Fire Hazard Severity Zone
FHWA	Federal Highway Administration
FIFRA	Federal Insecticide, Fungicide, and Rodenticide Act
FIRM	Flood Insurance Rate Map
FR	Federal Register
FRAP	Fire and Resource Assessment Program
FTA	Federal Transit Administration
FY	Fiscal Year

G

GA	General Aviation
GHG	Greenhouse Gas
GIS	Graphic Information System
GP	General Plan
GPCPD	Gallons per Capita per Day
GPS	Global Positioning System
GWh	Gigawatt hours
GWP	Global Warming Potential
GWR	Ground Water Rule
GWS	Ground Water System

H

HABS/HAER	Historic American Building Survey/Historic American Engineering Record
HAPs	Hazardous Air Pollutants
HAZWOPER	Hazardous Waste Operations and Emergency Response
HCD	State Department of Housing and Community Development
HCM	Highway Capacity Manual
HCP	Habitat Conservation Plan
HDPE	High-Density Polyethylene
HFRA	Healthy Forests Restoration Act
HR 1780 & S 1056	The Safe and Complete Streets Act

I

I&I	Infiltration and Inflow
ICSC	International Council of Shopping Centers
IEPR	Integrated Energy Policy Report
IHNR	Irish Hills Nature Reserve
ILS	Instrument Landing System
IMC	Instrument Meteorological Conditions
IOS	Interim Open Space (Land Use Designation)
IOUs	Investor-owned Utilities
IRWMP	Integrated Regional Water Management Plans
ISO	Insurance Services Office

ITS	Intelligent Transportation Systems
ITS	Incidental Take Permit
IWMP	Integrated Waste Management Plan

J

JPA	Joint Powers Authority
JROS	Johnson Ranch Open Space

K

kV	kilovolt
kWh	Kilowatt hours

L

LAFCO	Local Agency Formation Commission
LCA	Land Conservation (Williamson) Act
LCFS	Low-Carbon Fuel Standard
LCSLO	Land Conservancy of San Luis Obispo County
Ldn	Day-Night Noise Level
Leq	Equivalent Noise Level
LFT	Local Transportation Fund
LGC	Local Government Commission
LID	Low Impact Development
Lmax	Maximum Noise Level
Lmin	Minimum Noise Level
LNG	Liquefied Natural Gas
LOS	Level of Service
LOSSAN	Los Angeles-San Diego-San Luis Obispo Rail Corridor
LOVR	Los Osos Valley Road
LUE	Land Use Element
LUCE	Land Use and Circulation Elements
LUO	Land Use Ordinance
LWC	Lisa Wise Consulting

M

MAP-21	Moving Ahead for Progress in the 21 st Century Act
MASH	Multi-family Affordable Solar Housing
MASP	Margarita Area Specific Plan
Mbps	Megabits per second
MBTA	Migratory Bird Treaty Act
MDA	Minimum Descent Altitude
MGD	Millions of Gallons per Day
MLD	Most Likely Descendent

MORGA	Municipal Organization Act
MOU	Memorandum of Understanding
MPO	Metropolitan Planning Organization
MS4	Municipal Separate Storm Sewer System
MSR	Municipal Service Review
MT	Metric Tons
MUTCD	Manual on Uniform Traffic Control Devices
MW	Megawatt
MWh	Megawatt Hours

N

NAAQS	National Ambient Air Quality Standards
NAGPRA	National American Graves Protection and Reparation Act
NAHC	Native American Heritage Commission
NC	Neighborhood Commercial (Land Use Designation)
NCCP	Natural Community Conservation Planning Act
NCLB	No Child Left Behind Act
NEPA	National Environmental Policy Act
NFIP	National Flood Insurance Program
NFPA	National Fire Protection Association
NMFS	National Marine Fisheries Service
NO	Nitric Oxide
NO ₂	Nitrogen Dioxide
NOA	Naturally Occurring Asbestos
NOAA	National Oceanic and Atmospheric Administration
NO _x	Oxides of Nitrogen
NPDES	National Pollutant Discharge Elimination System
NPPA	Native Plant Protection Act
NPS	National Park Service
NRC	Nuclear Regulatory Commission
NRHP	National Register of Historic Places
NSLP	National School Lunch Program
NTM	Neighborhood Traffic Management

O

O	Office (Land Use Designation)
OASP	Orcutt Area Specific Plan
OHP	California State Office of Historic Preservation
OHV	Off-Highway Vehicle
OMR	Office of Mine Reclamation
OPR	California Governor's Office of Planning and Research
OS	Open Space (Land Use Designation)
OSHA	Occupational Safety and Health Administration
OSTP	Office of Science and Technology Policy

P

PCBs	Regulation of Polychlorinated Biphenyl
PF	Public Facility (Land Use Designation)
PG&E	Pacific Gas and Electric
PM	Particulate Matter
POST	Commission on Peace Officer Standards and Training
PPM	Pollution Prevention Methods
PPV	Peak Particle Velocity
PRE	Parks and Recreation Element
PSAA	Public Schools Accountability Act
PSD	Prevention of Significant Deterioration
PTMISEA	Public Transportation Modernization, Improvement, and Service Enhancement Account
PUMS	Public Use Microdata Sample

R

RCRA	Resource Conservation and Recovery Act
REC	Recreation (Land Use Designation)
RHD	High Density Residential (Land Use Designation)
RHNA	Regional Housing Needs Allocation
RLD	Low Density Residential (Land Use Designation)
RMD	Medium Density Residential (Land Use Designation)
RMHD	Medium High Density Residential (Land Use Designation)
RMS	Resource Management System
RN	Residential Neighborhood (Land Use Designation)
ROG	Reactive Organic Gases
RPS	Renewables Portfolio Standard
RR	Rural Residential (Land Use Designation)
RS	Suburban Residential (Land Use Designation)
RTA	San Luis Obispo Regional Transit Authority
RTP	Regional Transportation Plan
RTPA	Regional Transportation Planning Agency
RWQCB	Regional Water Quality Control Board

S

SAFE	Service Authority for Freeways and Expressways
SANDAG	San Diego Association of Governments
SARA	Superfund Amendments and Reauthorization Act
SASH	Single-family Affordable Solar Housing
SB	Senate Bill
SB-375	California Sustainable Communities and Climate Protection Act
SBCAG	Santa Barbara County Association of Governments
SBP	San Luis Obispo County Regional Airport
SCO	State Controller's Office
SCS	Sustainable Community Strategy
SDWA	Safe Drinking Water Act

SEL	Sound Exposure Level
SET	Special Enforcement Team
SFP	School Facility Program
SHBC	State Historic Building Code
SHNR	South Hills Nature Reserve
SHPO	State Office of Historic Preservation
SIP	State Implementation Plan
SLCUSD	San Luis Coastal Unified School District
SLOCOG	San Luis Obispo Council of Governments
SLOFD	San Luis Obispo Fire Department
SLOFIST	San Luis Obispo Fire Investigation Task Force
SLOPD	San Luis Obispo Police Department
SLOSD	San Luis Obispo County Sheriff's Department
SM	Services and Manufacturing (Land Use Designation)
SMARA	Surface Mining and Reclamation Act
SMGB	State Mining and Geology Board
SOI	Sphere of Influence
SR-1	State Route 1
SRA	Sensitive Resource Area
SRA	State Responsibility Areas
S RTP	Short Range Transit Plan
SSNR	Stenner Springs Natural Reserve
SSTAC	Social Services Transportation Advisory Council
STA	State Transit Assistance Fund
STAA	Surface Transportation Assistance Act Routes
STIP	State Transportation Improvement Program
SWAT	Special Weapons and Tactics Team
SWMP	Stormwater Management Plan
SWRCB	State Water Resources Control Board
SWTR	Surface Water Treatment Rule

T

TACs	Toxic Air Contaminants
TBID	Tourism Business Improvement District
TCMs	Transportation Control Measures
TDA	Transportation Development Act
TDAs	Target Development Areas
TDM	Transportation Demand Management
TDML	Total Maximum Daily Loads
TDS	Total Dissolved Solids
TF-LUCE	Task Force for Land Use and Circulation Element
TOT	Transit Occupancy Tax
TRB	Transportation Research Board
TSM	Transportation System Management
TTAC	Technical Transportation Advisory Committee
TWSC	Two-Way Stop Controlled

U

UFC	Uniform Fire Code
URL	Urban Reserve Line
URM	Unreinforced Masonry Buildings
US-101	United States Highway 101
USACE	U.S. Army Corps of Engineers
USDOT	United States Department of Transportation
USFS	United States Forest Service
USFWS	U.S. Fish and Wildlife Service

V

VdB	Vibration Decibels
VMT	Vehicle Miles of Travel
VOC	Volatile Organic Compound

W

WDR	Water Discharge Requirements
WGCEP	Work Group for California Earthquake Probabilities
Wi-Fi	Wireless Internet Network
WMP	Waterway Management Program
WRAC	Water Resources Advisory Committee
WRF	Water Reclamation Facility
WRRF	Wastewater Resource Recovery Facility
WRSR	Water Resources Status Report
WTP	Water Treatment Plant
WUI	Wildland Urban Interface
WWME	Water and Wastewater Management Element

slo

2035



LAND USE &
CIRCULATION
UPDATE



1.0 INTRODUCTION

Please see the next page.



What Is A General Plan?

State law requires every city and county in California to prepare and maintain a planning document called a general plan. A general plan serves as the jurisdiction’s “constitution” or “blueprint” for decisions concerning land use and resource conservation. All specific plans, zoning, subdivisions, and public works projects must be consistent with the local jurisdiction’s general plan.

A general plan provides guidance that will be used to direct future land use and resource decisions and typically has three defining features:

- **General.** As the name implies, a general plan provides general guidance for future land use, transportation, environmental, and resource decisions.
- **Comprehensive.** A general plan covers a wide range of social, economic, infrastructure, and natural resource issues. These include land use, urban development, housing, transportation, public facilities and services, recreation, agriculture, biological resources, and many other topics. Section 1.5 lists the topics covered in the San Luis Obispo General Plan Background Report.
- **Long-Range.** A general plan provides guidance on achieving a long-range vision for the city’s future. To reach this envisioned future, the general plan must include goals, policies, and implementation programs that address both near-term and long-term needs. For San Luis Obispo, the General Plan looks out to the year 2035.

Focus of this General Plan Update

This General Plan Update will be limited to the City’s Land Use and Circulation Elements (LUCE); however, the other elements of the City’s General Plan will be reviewed and edited as necessary to remain consistent with any updates or changes that are made to the Land Use and Circulation Elements. State law requires this “internal consistency” so that each element supports and complements the others to achieve the community’s goals.

The **Land Use Element** designates the general location and intensity of housing, business, industry, open space, education, public buildings and facilities, and other land uses. It helps guide neighborhood preservation, revitalization, and enhancement and protects environmental resources.

LUCE Update Background Report

The **Circulation Element** includes goals and policies relating to how people, products, and visitors move around San Luis Obispo. This element addresses cars, bicycles, pedestrians, air, rail, and public transportation.

Using the General Plan

The General Plan is used by the City Council, Planning Commission, other advisory bodies, and City staff on a daily basis to make decisions with direct or indirect land use implications. It also provides a framework for inter-jurisdictional coordination of planning efforts among officials and staff of the City and other government agencies (e.g., Federal, State, and local). City residents, property owners, and businesses also use the General Plan for City guidance for particular geographic areas or for particular subjects of interest to them.

The General Plan is the basis for a variety of regulatory measures and administrative procedures. California planning law requires consistency between the general plan and its implementing programs, such as zoning and subdivision ordinances, capital improvement programs, specific plans, environmental impact procedures, and building and housing codes.

Over time the city's population will change, its goals will evolve, and the physical environment in which its residents live and work will be altered. In order for the General Plan to be a useful document, it must be monitored and periodically revised to respond to and reflect changing conditions and needs over time.

The General Plan should be reviewed annually. A more comprehensive and thorough review and revision should be done every five to ten years to assess whether the plan needs to be refined to reflect changes in local conditions, new local priorities, or State law. State law permits the General Plan to be amended up to four times in any calendar year, unless special conditions apply as defined by Government Code Sections 65358(c) and (d). Each amendment may contain more than one change to the General Plan.

The LUCE Update is made up of the two updated elements (Land Use and Circulation). Supporting the preparation of the LUCE Update were the following documents:

- **Background Report.** The Background Report takes a “snapshot” of (2012/2013) conditions and trends in San Luis Obispo. It provides a detailed description of a wide range of topics within the Planning Area and the LUCE Sphere of Influence Planning Subarea (LUCE SOI Planning Subarea), such as demographic and economic conditions, land use, public facilities, and environmental resources. The report provides decision makers, the public, and local agencies with context for making policy decisions. Unlike the Land Use and Circulation Elements, the Background Report is objective and policy-neutral. The Background Report also serves as the “Environmental Setting” section of the Program Environmental Impact Report (EIR) prepared for the LUCE Update.
- **Issues and Opportunities Summary.** Based on the Background Report, public input from community workshops, community surveys, interviews, and direction from the Task Force for Land Use and Circulation Element (TF-LUCE), Planning Commission, and City Council, summaries of the range of issues facing San Luis Obispo relative to the update of the Land Use and Circulation Elements were presented during a variety of meetings and public workshops to help identify the key opportunities for the future.

- **Program Environmental Impact Report.** The Program Environmental Impact Report (EIR) responds to the requirements of the California Environmental Quality Act (CEQA) as set forth in Sections 15126, 15175, and 15176 of the CEQA Guidelines Act. The Planning Commission and City Council will use the Program EIR during the LUCE Update process to consider potential environmental implications associated with implementing the update and identify feasible mitigation measures (which will be incorporated into the LUCE Update).
- **Fiscal Analysis/Infrastructure Financing Plan.** The Financing Plan includes an evaluation of current and ultimate infrastructure, facility and service needs for the alternatives considered, and relevant mitigation measures. The analysis includes a description of capital projects necessary to serve the alternatives, existing and projected capacity, necessary improvements, and the cost of such improvements. The Plan also evaluates the fiscal balance of the proposed land uses.

Regional Setting

The City of San Luis Obispo is situated in the Central Coast Region of California along U.S. Highway 101, about 230 miles south of San Francisco and 190 miles north of Los Angeles (see Figure 1.0-1). Its coastal location is characterized by a mild Mediterranean climate that is moderated by the influence of the Pacific Ocean. The city is nestled about 10 miles inland from the coast in a narrow valley between the Santa Lucia Mountains and volcanic hills reaching up to 3,000 feet. The city is surrounded by agriculture and open space, including vineyards, field crops, oak woodland, and grasslands. While the area has several creeks, San Luis Obispo Creek bisects the town and is a defining feature of the traditional, pedestrian-oriented downtown district.

The City's General Plan (all elements) addresses a Planning Area that extends beyond the current San Luis Obispo city limits (see Figure 1.0-2). As defined by the California General Plan Guidelines (2003), a Planning Area typically "Encompasses incorporated and unincorporated territory bearing a relation to the city's planning. The planning area may extend beyond the sphere of influence."

While the LUCE Update includes the complete Planning Area, changes in land use and circulation focused on a smaller, urbanized core area referred to as the LUCE SOI Planning Subarea. This smaller area is shown on Figure 1.0-3.



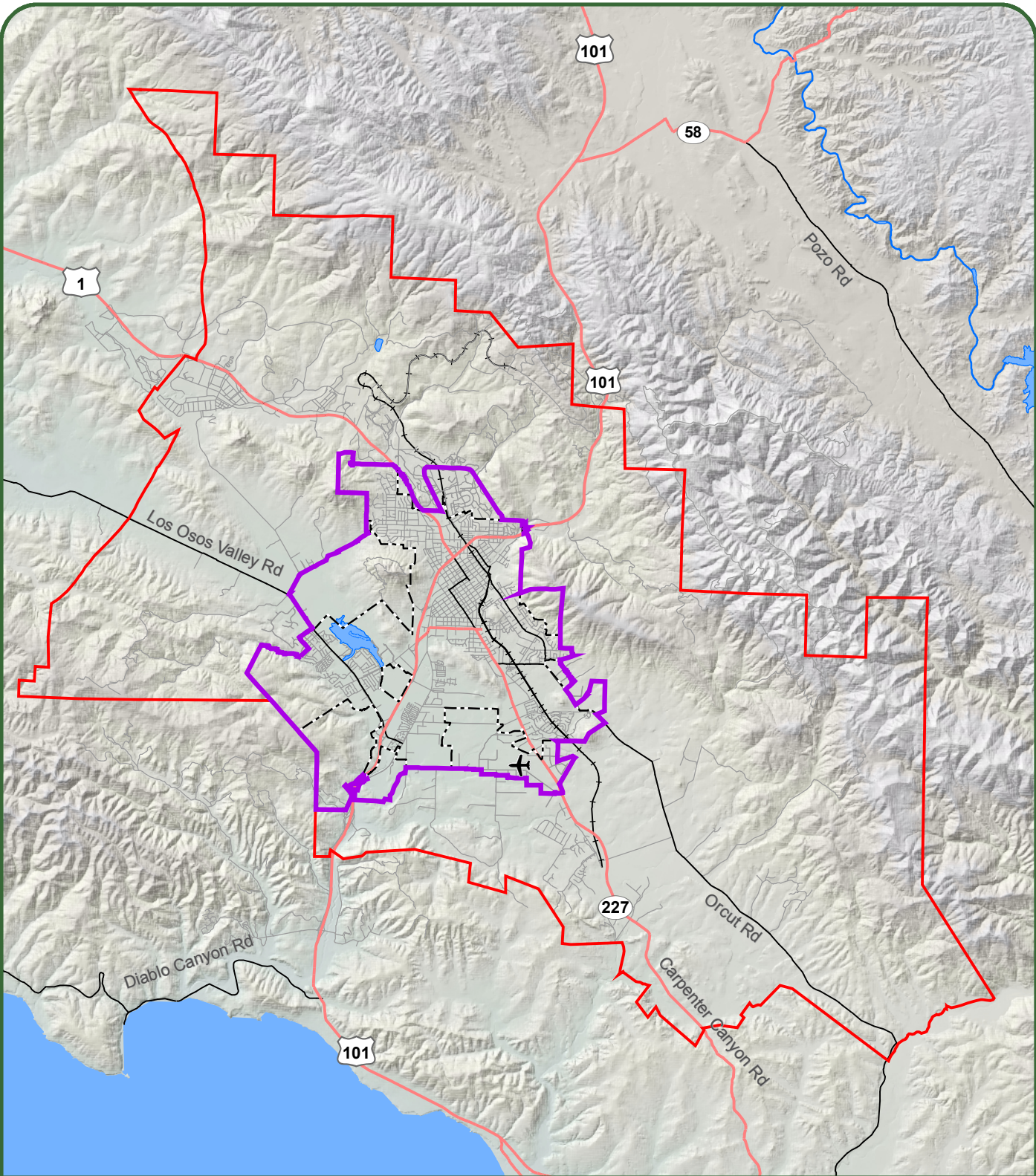


Legend

San Luis Obispo City Limits	County Boundaries	Interstate
Planning Area	City / Community	US Highway
LUCE SOI Planning Subarea	Park / Forest	

**Figure 1'!%
Regional Location Map**

SLOGPU_Basemap_Regional_2012_07_26_JKC





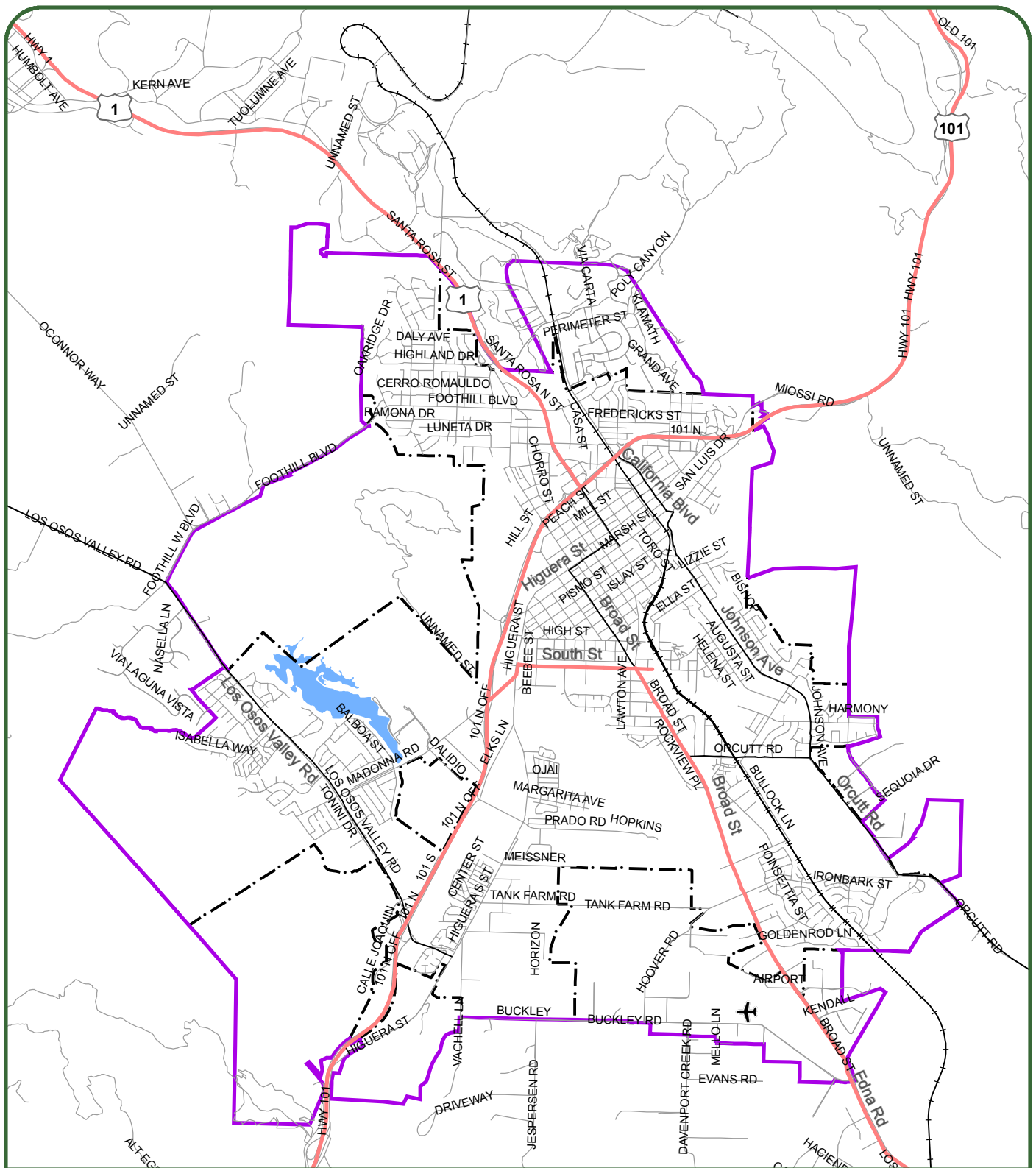

Legend

Planning Area	Highway	Railroad
LUCE SOI Planning Subarea	Major Road	airports
San Luis Obispo City Limits	Streets	

Source: City of San Luis Obispo, 2012







LAND USE & CIRCULATION UPDATE

Legend

LUCE SOI Area	Water Body	Streets
City Limits	Highway	Railroad
Major Road	Airport	

0 0.5 1 Miles

Source: City of San Luis Obispo, 2012

Figure 1.0-3
LUCE SOI Planning Subarea

Organization of the Background Report

The Background Report is organized into six chapters, as follows:

- **Chapter 1, Introduction.** This chapter provides an introduction to the Background Report and covers the following topics: what the general plan is and how it is used; San Luis Obispo’s regional setting; and the Background Report’s purpose, organization, and format.
- **Chapter 2, SLO Today.** This chapter provides information about the people, neighborhoods, and economic and fiscal conditions within the city. The chapter includes the following four sections:
 - **Section 2.0, SLO Today.** This section provides a general overview of the City of San Luis Obispo.
 - **Section 2.1, Demographics.** This section describes the population and demographic trends and characteristics of the Planning Area. It includes a summary of population, age, ethnicity, and housing statistics.
 - **Section 2.2, Fiscal/Financial.** This section includes an evaluation of the existing employment base; an analysis of the likely range of demand for residential (i.e., single family and multifamily) and non-residential (i.e., office, industrial, and retail) land use types; and an assessment of past absorption rates, lease rates, user profiles, and the city’s competitive position within the larger region.
 - **Section 2.3, Economic Development.** This section includes an evaluation of the city’s economic diversity, emerging economic growth opportunities, and provides an analysis of economic projections.
- **Chapter 3, Community Development.** This chapter describes existing conditions and trends relative to land, infrastructure, resources, and services within and/or provided by the City. This chapter will provide an overview of existing land use conditions and land use regulations in the Planning Area, an assessment of San Luis Obispo’s urban form, and a discussion of open space resources. This chapter is comprised of the following three sections:
 - 3.1 Land Use
 - 3.2 Urban Structure
 - 3.3 Open Space
- **Chapter 4, Circulation.** The Circulation chapter covers all modes of transportation and topics of special interest relative to circulation. As part of the Circulation Element, the City will use a multi-modal level of service assessment as a way of evaluating streets and intersections for their efficiency in moving people and goods from one place and to another taking into account all modes of transportation (car, bike, pedestrian, transit). This will also help the City meet the requirements of the “California Complete Streets Act” (AB 1358). To ensure all topics are covered adequately, the chapter is divided into nine sections, as follows:
 - 4.1 Pedestrian
 - 4.2 Bicycle
 - 4.3 Transit
 - 4.4 Vehicular
 - 4.5 Multimodal System
 - 4.6 Neighborhood Traffic Management
 - 4.7 Parking
 - 4.8 Railroad
 - 4.9 Airport

LUCE Update Background Report

- **Chapter 5, Infrastructure.** The Infrastructure chapter provides a description of existing infrastructure facilities, their locations, and the plans and locations of future expansions to those existing services and facilities. It also provides a framework for understanding parameters of future growth, infill development, and long-term maintenance of the infrastructure systems serving the community. Information on infrastructure is provided under the following six sections:
 - 5.1 Water
 - 5.2 Wastewater
 - 5.3 Storm Drainage
 - 5.4 Other Utilities
 - 5.5 Public Facilities and Services
 - 5.6 Parks and Recreation
- **Chapter 6, Environmental Resources.** This chapter identifies and discusses the natural and man-made resource topics found in the Planning Area. Topics covered in this chapter are as follows:
 - 6.1 Aesthetics
 - 6.2 Agricultural Resources
 - 6.3 Air Quality
 - 6.4 Biological Resources
 - 6.5 Cultural Resources
 - 6.6 Geology and Soils
 - 6.7 Global Climate Change
 - 6.8 Hazards and Hazardous Materials
 - 6.9 Hydrology and Water Quality
 - 6.10 Noise

Format of the Background Report

Within Chapters 3 – 6, each topic is organized using the same five subheadings.

- **Introduction.** This component includes an introduction that provides a brief description of the issues covered in the section.
- **Key Terms.** This component defines key terms used in the section.
- **Regulatory Setting.** This component describes the regulatory context for the topical areas, including Federal, State, and local regulations as applicable.
- **Major Findings.** This component contains a brief summary of key findings. These findings present the key facts and preliminary issues from the subsection. These findings serve as the basis for the identification of technical issues to be addressed.
- **Existing Conditions.** This component describes the existing conditions as of June 2012 for each resource or issue area. Supplemental information developed since that time is provided in some cases.
- **References.** This component lists the references used to support development of the information presented.