## Welcome

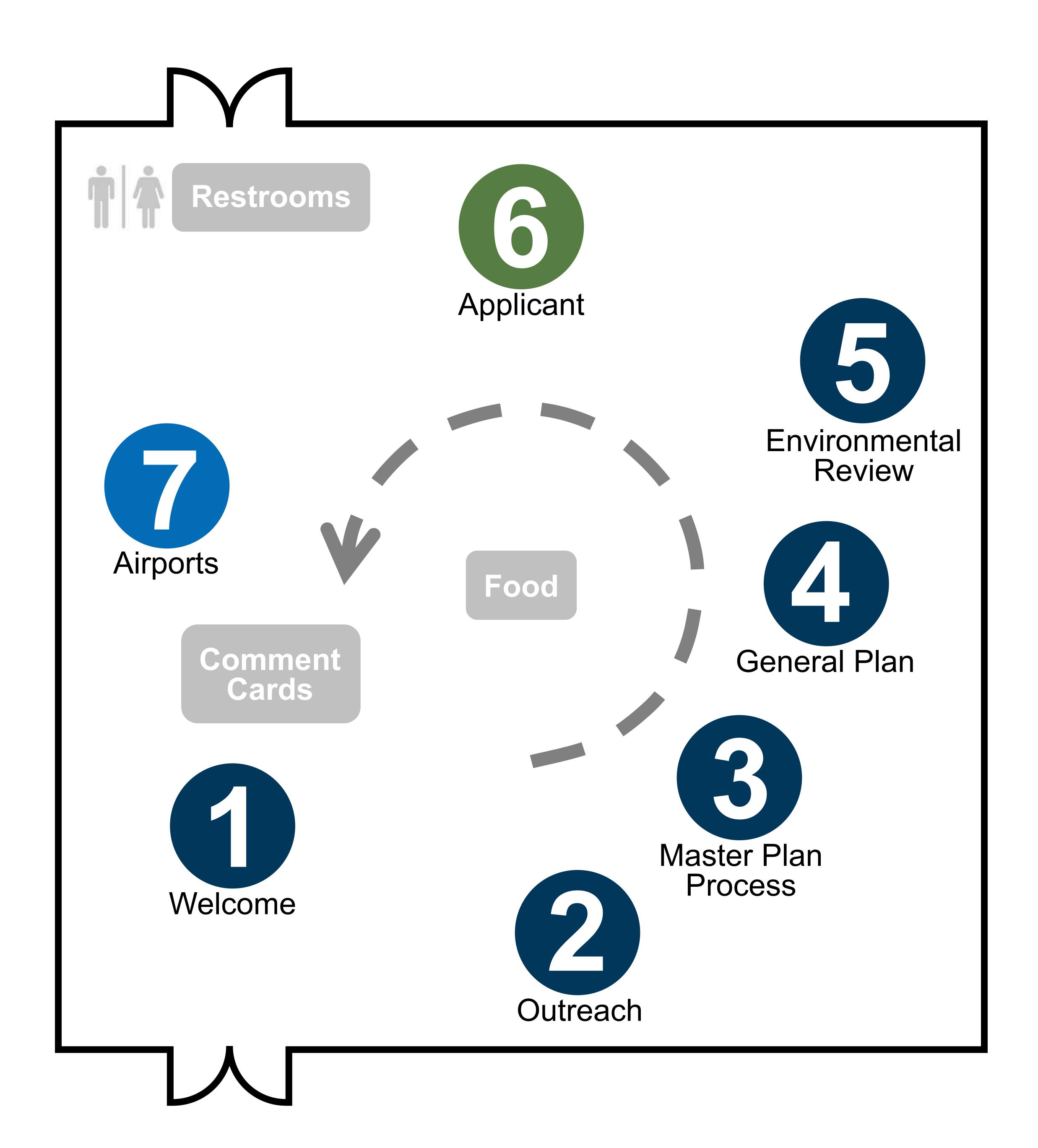
How can I get the most out of the open house?

- Visit each station
- Meet County staff
  - Learn about the master-planning process
  - Learn about the General Plan
  - Learn about the environmental review process
- Meet the applicant-team
  - Learn more about the project
- Sign-up for email updates
- Provide comments



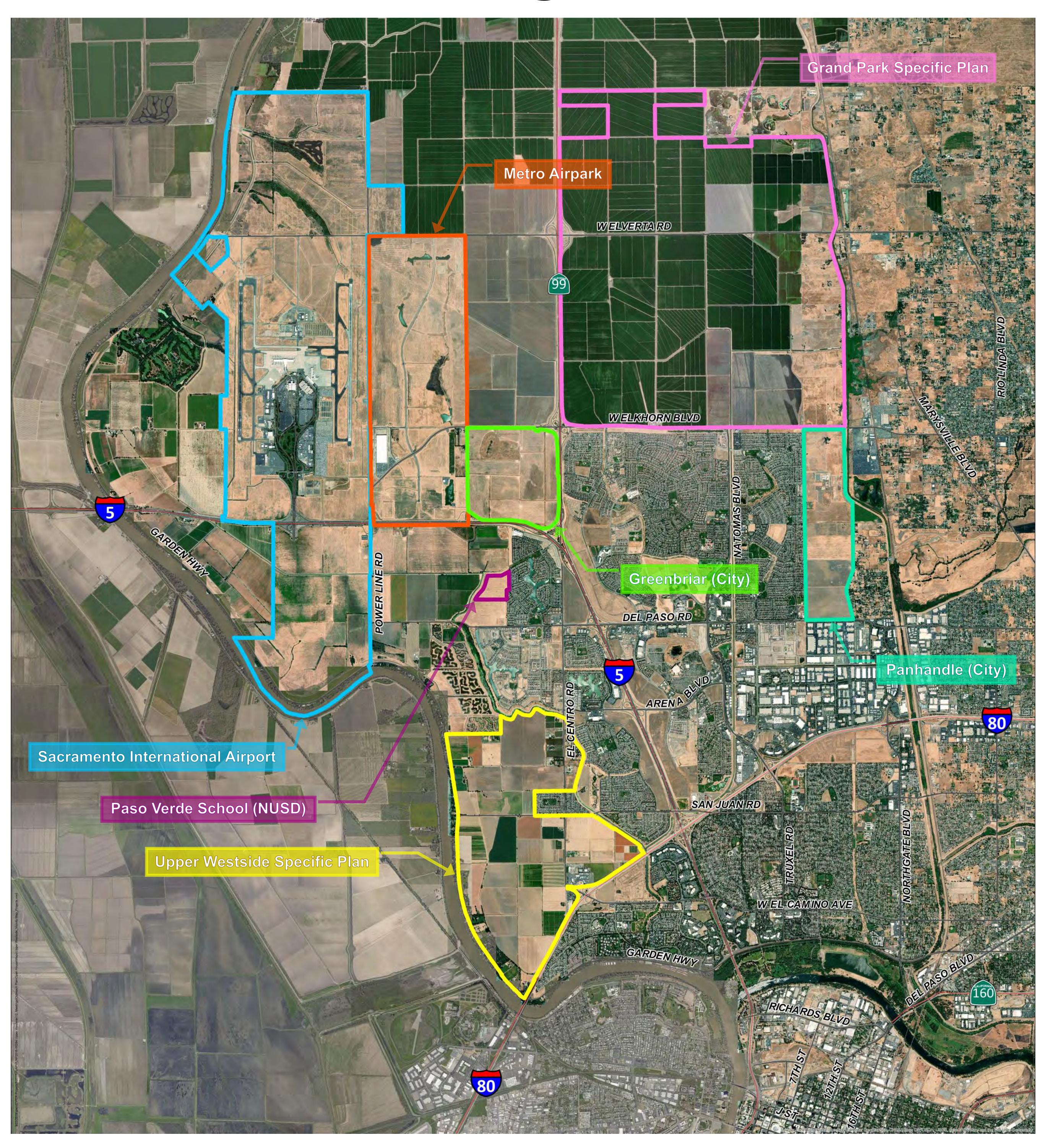
## Stations

Visit each of the stations to learn more.





# Vicinity Map



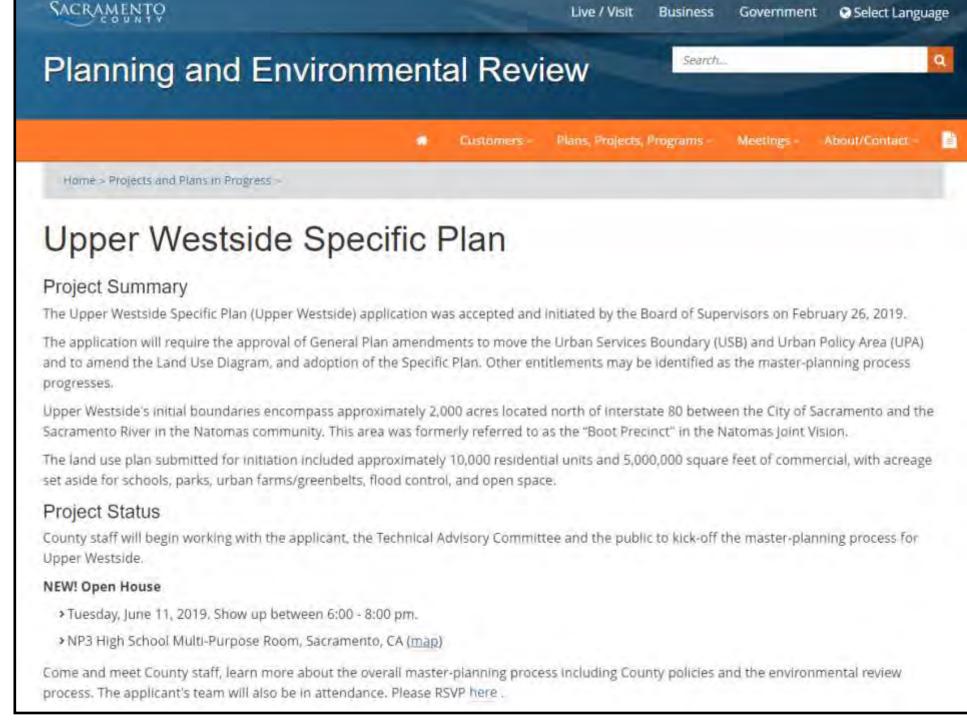


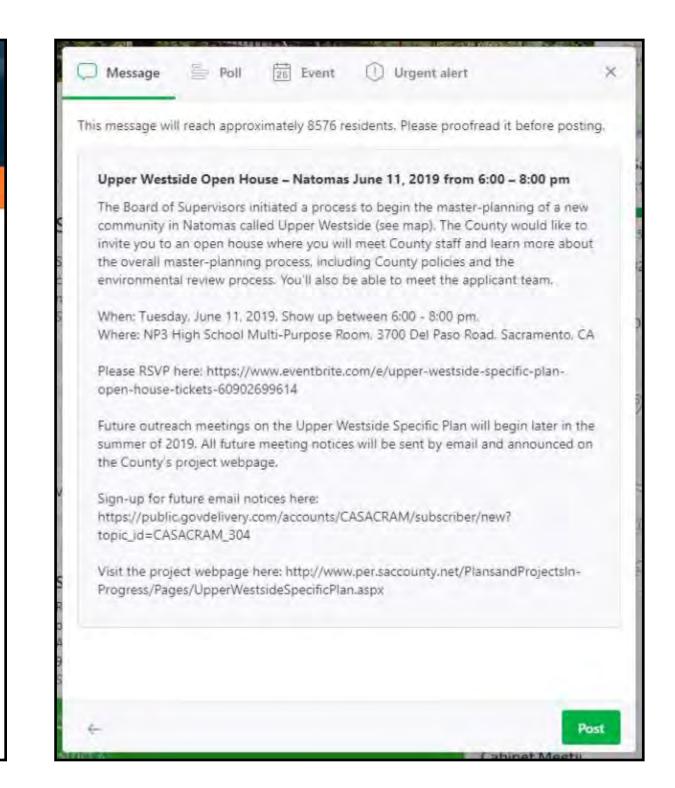
## Public Outreach

#### How can I stay informed and be involved?

- Attend Public Meetings
  - Neighborhood Meetings (beginning late-summer)
  - Workshops
  - Public Hearings (~2020)
- Get Notified about Meetings and Updates
  - Sign-up for email updates
  - Check the project webpage
  - Check Nextdoor posts

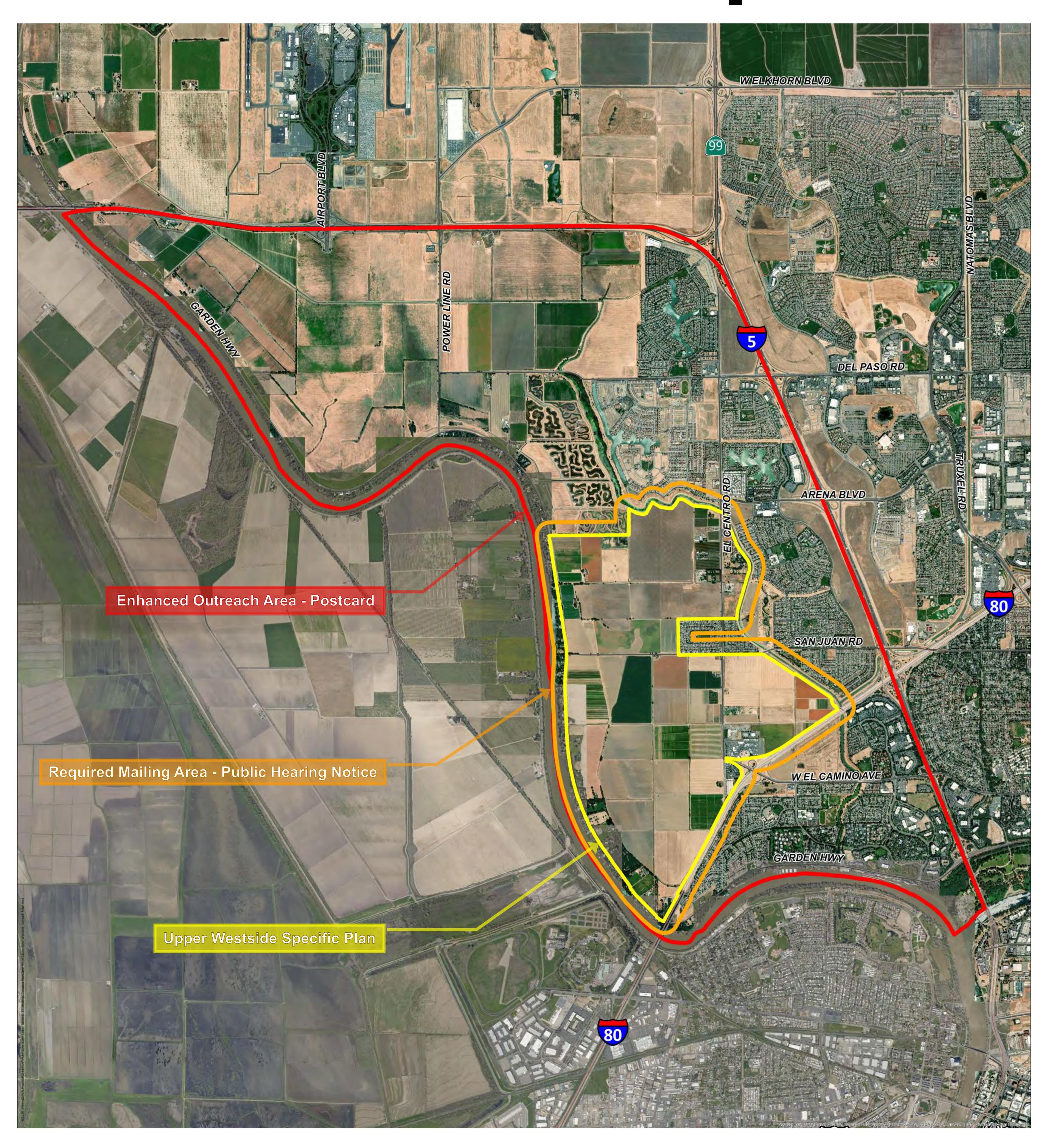






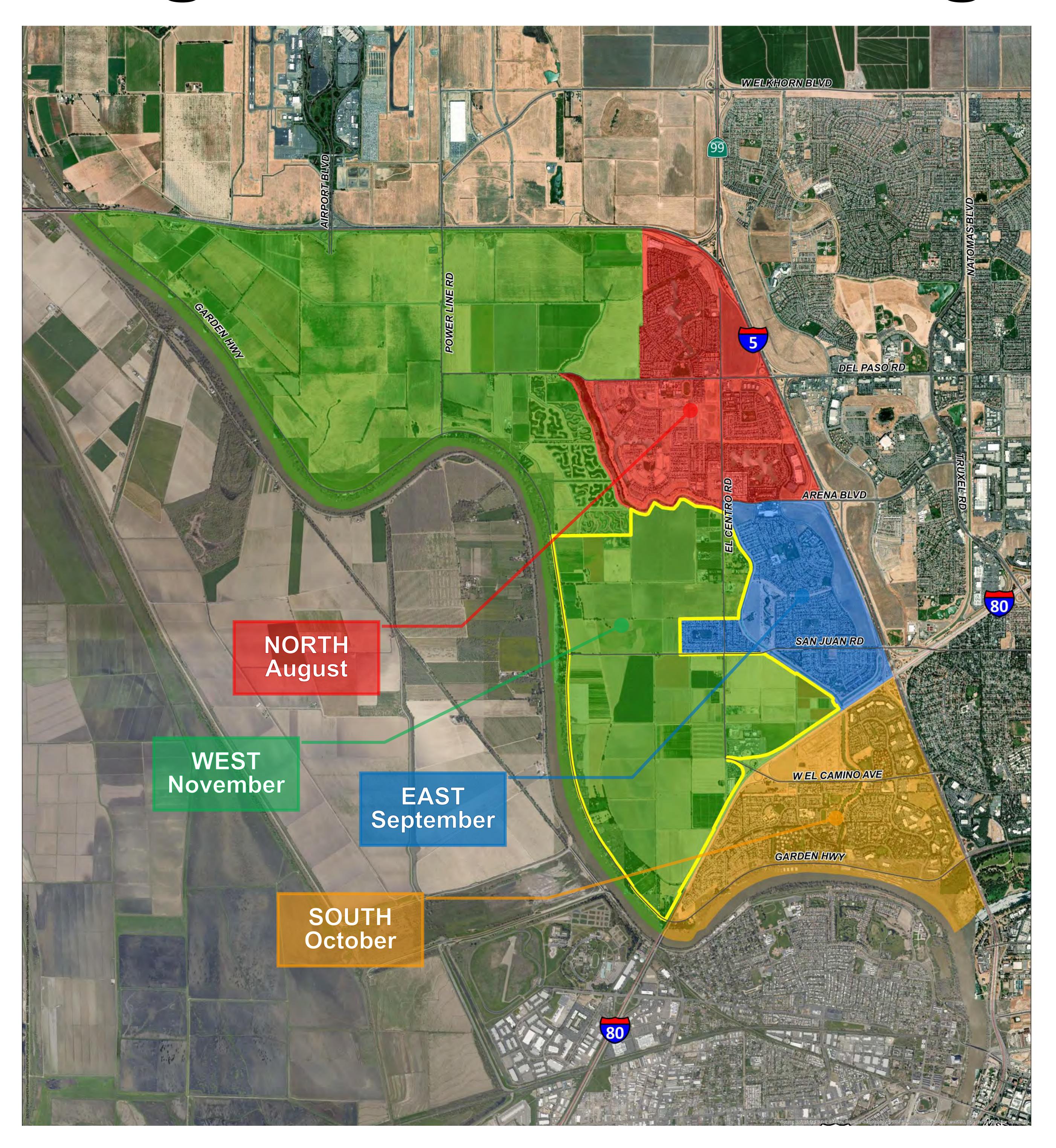


# Notice Map



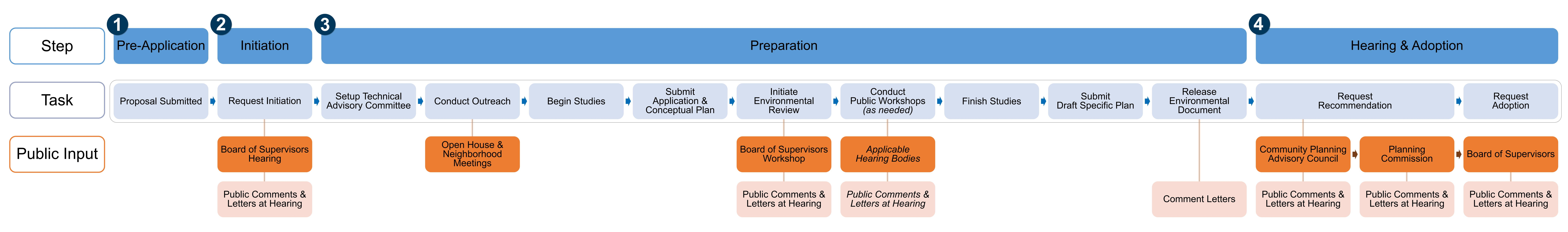


## Neighborhood Meetings





## Master Plan Process



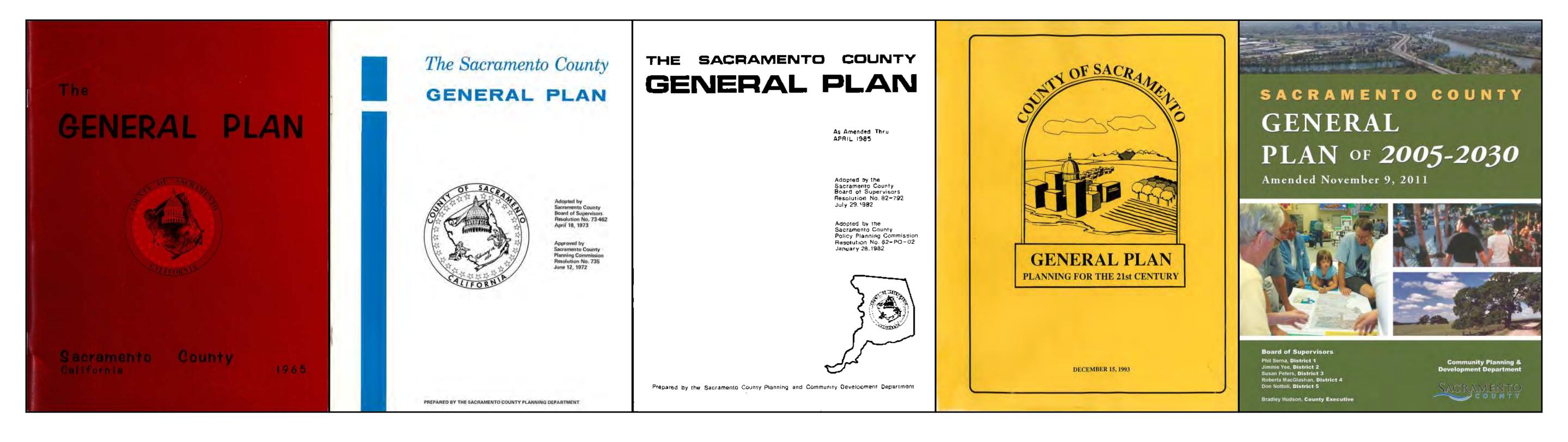


<sup>\*</sup> The Master Plan Process typically takes several years from start to finish.

### General Plan

#### What is it?

- Vision about the community, its priorities and values
- Guide for future growth
- Basis for land use and policy decisions
- Contains sixteen elements (chapters) covering unique topics
- Organized into goals, objectives, policies and implementation measures
- Required by State law





## Elements

#### What topics does the General Plan cover?



Agricultural



Air Quality



Circulation



Conservation



Delta Protection



Economic Development



Energy



Environmental Justice



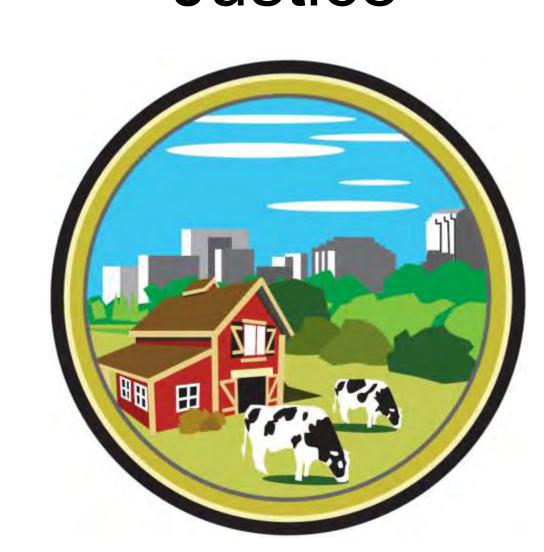
Hazardous Materials



Housing



Human Services



Land Use



Noise



Open Space



Public Facilities



Safety



## Policy LU-120

#### What is required of a master plan?





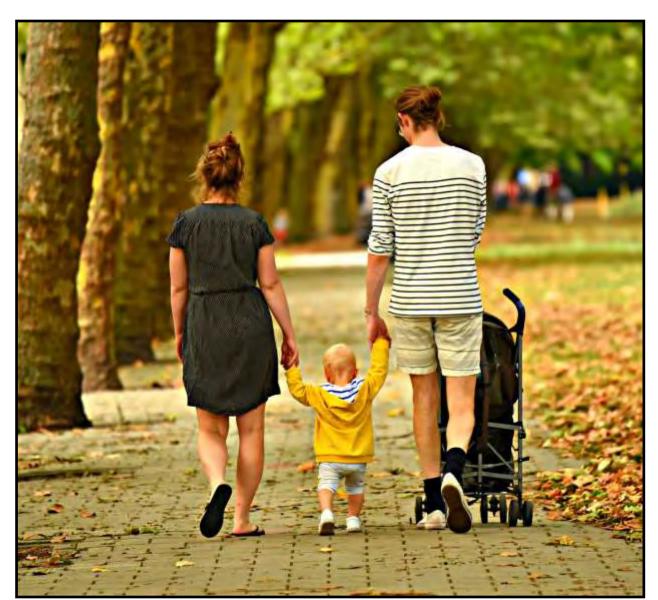
Connectivity to Adjacent Areas



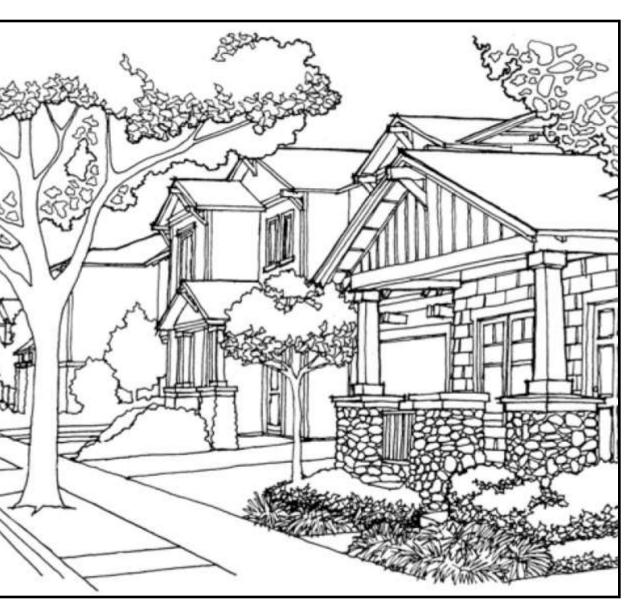


Housing Variety & Minimum Density



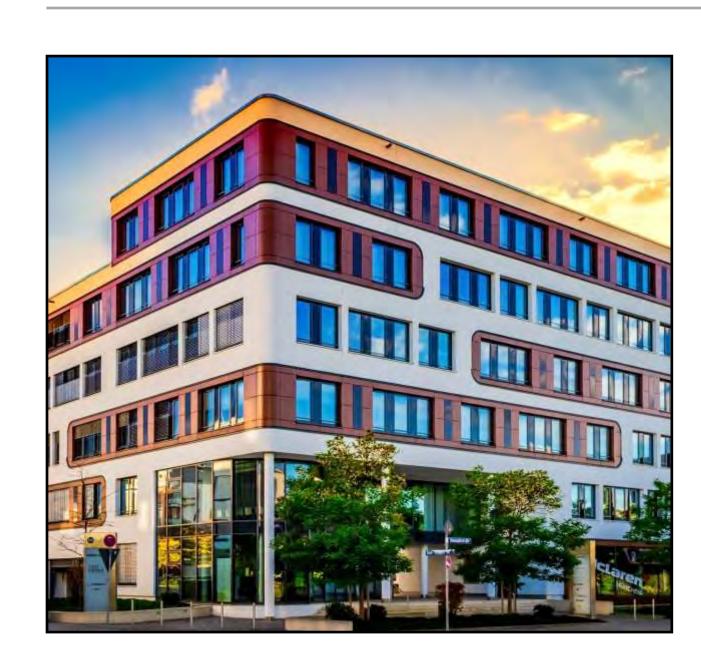


Pedestrian & Transit-Oriented Design





High-Quality Development





Mixed-Use & Proximity to Amenities





Infrastructure & Services Plan



## Environmental Review

#### What impacts are analyzed?



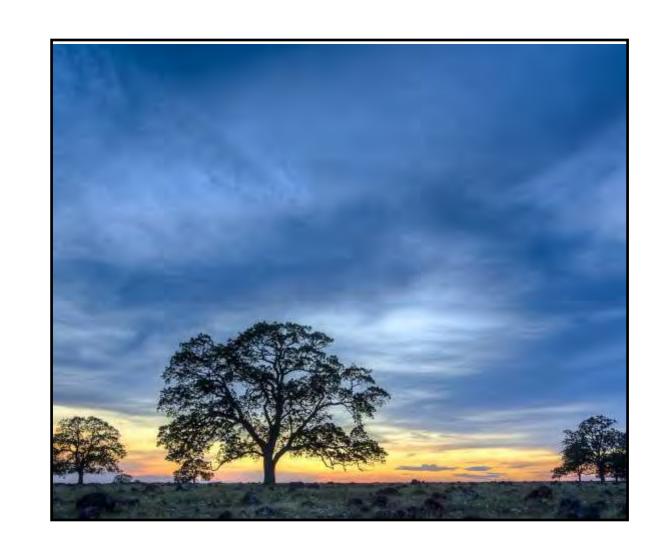
Land Use



Population & Housing



Agricultural Resources



Aesthetics



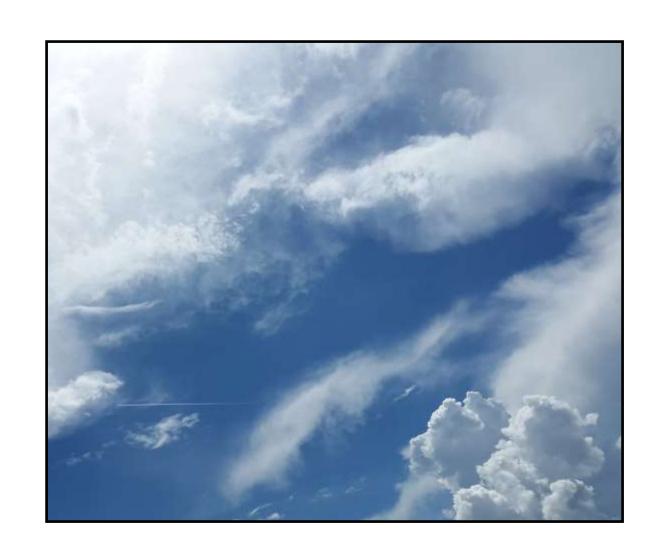
Airports



Public Services



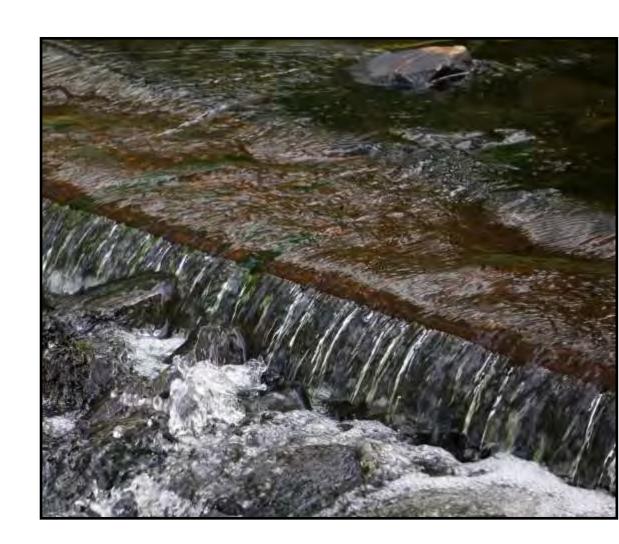
Transportation & Traffic



Air Quality



Noise



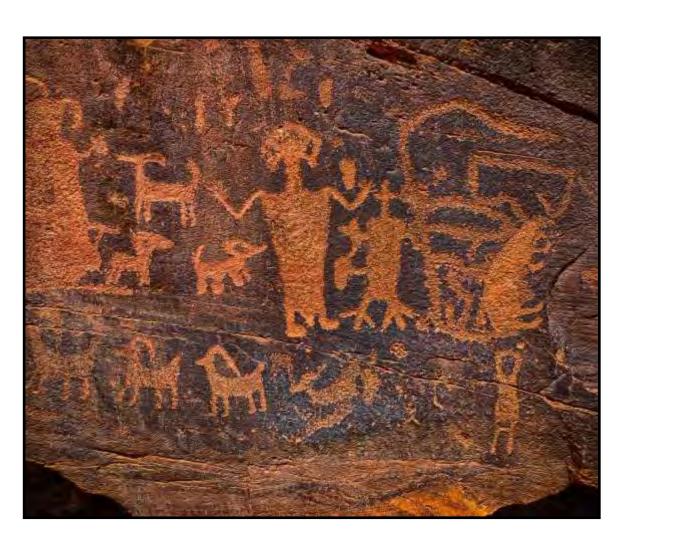
Hydrology & Water Quality



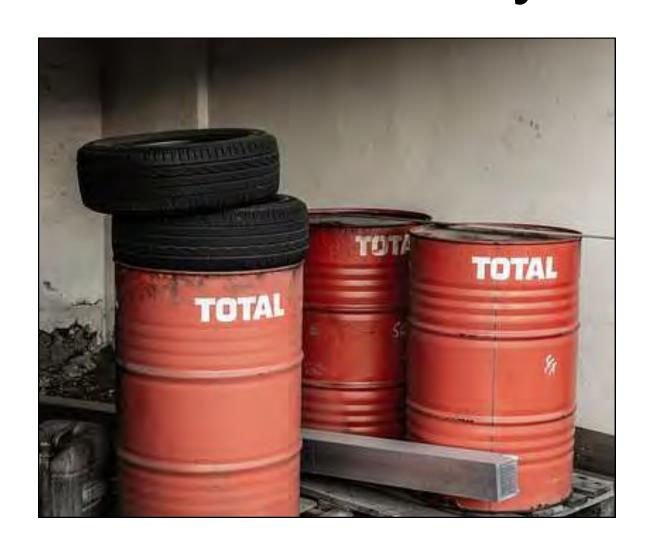
Geology & Soils



Biological Resources



Cultural Resources



Hazards & Hazardous Materials



Greenhouse Gas Emissions



# Environmental Impact Report (EIR)

What is the purpose of this document?

- Disclose impacts of the project
- Identify ways to reduce the impacts
- Identify alternatives to the project
- Provide agencies and the public with information

How will the document be organized?

- Executive Summary
- Project Description
- Alternatives
- Chapters (for each relevant impact topic)



## Environmental Review

What is the California Environmental Quality Act (CEQA) process?

