

CROSSROADS/312

A COMMERCIAL DEVELOPMENT

Volume 1

Table of Contents

CHAPTER	Page
Executive Summary	
A. Introduction	ES-1
B. Description of Proposed Action	ES-2
C. Prior Approvals	ES-6
D. Approvals Required	ES-6
E. Involved Agencies and Interested Agencies.....	ES-6
F. Summary of Significant Impacts	ES-6
G. Summary of Mitigation Measures	ES-8
H. Alternatives Analyzed	ES-9
1. Project Description	
A. Introduction	1-1
B. Project Description	1-1
C. Approvals Required	1-5
D. Project Purpose and Need	1-6
2. Land Use, Zoning, and Public Policy	
A. Introduction	2-1
B. Land Use	2-1
C. Zoning	2-3
D. Public Policy	2-6
E. Mitigation Measures Proposed.	2-10

Table of Contents (cont.)

CHAPTER	Page
3. Community Services	
A. Introduction	3 -1
B. Police	3 -1
C. Fire and Emergency Services	3 -1
D. Public Works	3 -2
E. Mitigation Measures Proposed.....	3 -2
4. Economic Conditions	
A. Introduction	4 -1
B. Construction Period	4 -1
C. Operation Period	4 -3
D. Economic Impact Analysis	4 -7
5. Visual Character	
A. Existing Conditions	5 -1
B. Potential Impacts of the Project	5 -1
C. Mitigation Measures Proposed	5 -3
6. Cultural Resources	See Report in Chapter 6
7. Natural Resources	
A. Introduction	7 -1
B. Existing Conditions	7 -1
C. Potential Impacts of Project.....	7 -1
E. Mitigation.....	7 -2
8. Geology	
A. Introduction	8 -1
B. Existing Conditions	8 -1
C. Potential Impacts as a Result of the Project	8 -1
D. Mitigation Measures Proposed	8 -3

Table of Contents (cont.)

CHAPTER	Page
9. Water Resources and Wetlands	
A. Introduction	9 -1
B. Existing Conditions	9 -1
C. Potential Impacts.	9 -2
D. Mitigation Measures Proposed.	9 -3
10. Sanitary Sewage and Stormwater Management	
A. Sanitary Sewage	
Existing Conditions	10 -1
Potential Impacts as a Result of the Project	10 -1
Mitigation Measures	10 -2
B. Stormwater Management	
Existing Conditions	10 -2
Potential Impacts	10 -2
Mitigation Measures	10 -2
11. Traffic and Transportation	
A. Introduction.	11 -1
	See Report in Chapter 11
12. Infrastructure and Energy	
A. Water Supply	12 -1
B. Electrical and Gas Supply.	12 -2
C. Mitigation Measures Proposed.	12 -2
13. Air Quality	13 -1
	See Report in Chapter 13
14. Noise	14 -1
	See Report in Chapter 14

Table of Contents (cont.)

CHAPTER	Page
15. Construction Impacts	
A. Introduction	15-1
B. Description	15-1
C. Potential Environmental Impacts and Mitigation	15-2
16. Alternatives	
A. Introduction	16-1
B. No Build - Alternative #1	16-2
C. RC Zone- Alternative #2	16-5
D. HC-1 Zone- Alternative #3	16-9
E. Reduced Scale Alternative #4.1	16-12
F. Reduced Scale Alternative #4.2	16-14
G. Gas Station- Alternative #5	16-17
17. Summary of Mitigation Measures	17-1
18. Unavoidable Adverse Impacts	18-1
19. Irreversible and Irretrievable Commitment of Resources	19-1
20. Growth Inducing and Cumulative Impacts	20-1
21. Energy Consumption and Conservation	21-1

Appendices - See Volume 2