



CHAPTER 1

INTRODUCTION



Diamond Valley Lake.

The General Plan presents a vision for the City's future, and embodies goals, policies, and strategies to turn that vision into a reality. The overall challenge and the opportunity for the future are intertwined: to establish a strategic foundation for how the city grows and prospers while maintaining and enhancing the best qualities that define the City of Hemet and its people.

The City of Hemet General Plan establishes the fundamental policy framework to guide decisions related to land use and development, public services and facilities, public safety, resource management, recreation, culture, and the overall health and quality of life in the community. The General Plan presents a vision for the City's future, and embodies goals, policies, and strategies to turn that vision into a reality. The Plan is comprehensive, yet flexible enough to respond to emerging trends and challenges. The Plan is long range - looking ahead the next 20 years to 2030, while at the same time providing guidance and clarity for near term decisions and daily project review.

Every city and county in California is required to have an adopted general plan to guide the long-term development of the community, prepared in accordance with detailed statutory requirements. The last comprehensive update of Hemet's general plan was in 1992. Since 1992, Hemet has grown substantially: the population has more than doubled and has become more diversified, new areas have developed and annexed to the City, and new issues have arisen in the community and the region. In addition, new information regarding environmental, economic, and community health issues has become available, providing the City a better understanding of how to ensure that a more balanced, beautiful, and healthier community be provided for future generations of Hemet residents.

This comprehensive update to Hemet's General Plan provides an opportunity to respond to these challenges and to plan for the next 20



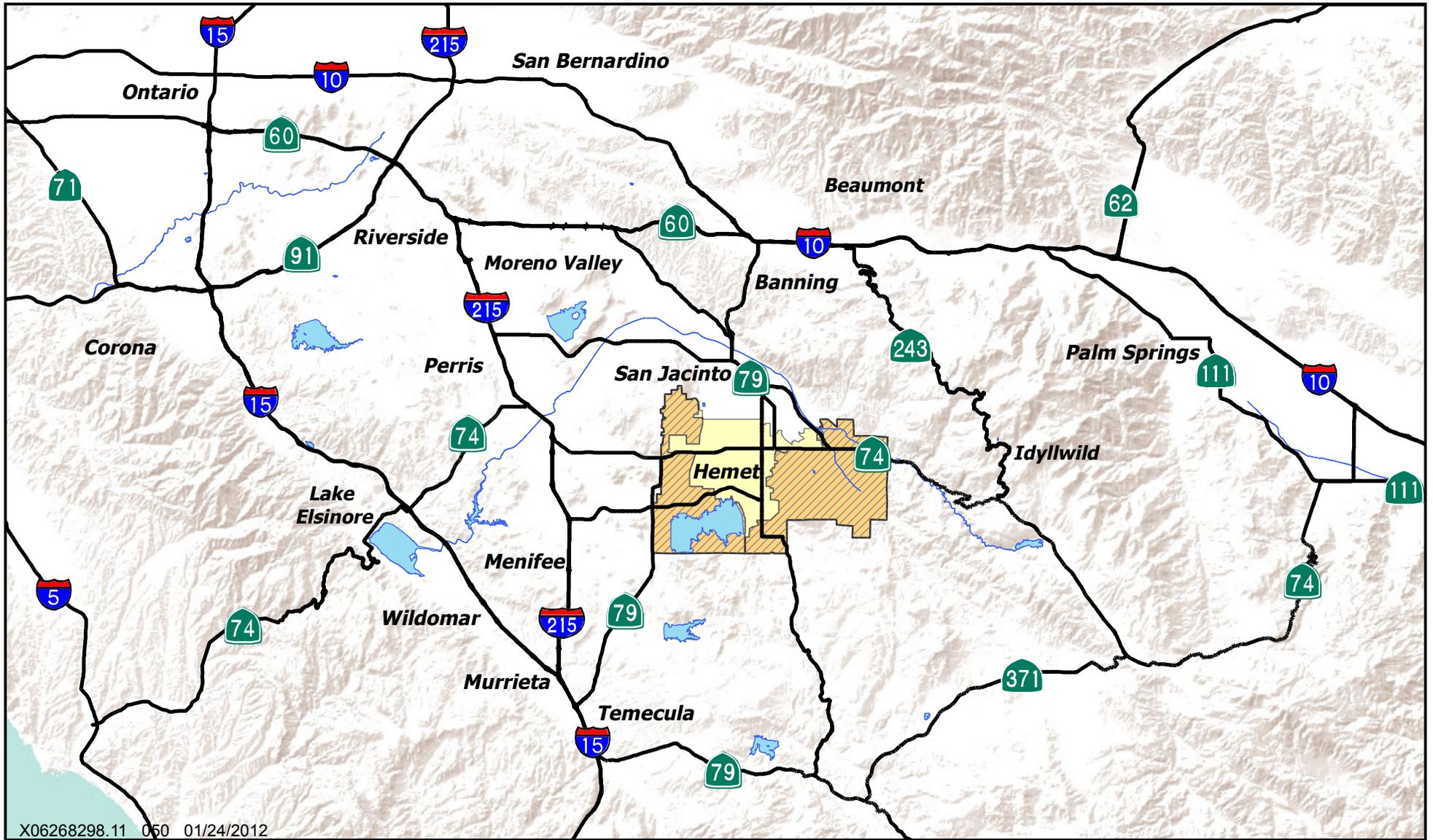
years. Hemet's future is linked to its growth, and long-range planning can ensure continuity between development and the community's vision, goals, and policies. New patterns of development can sustain and enhance Hemet's economic viability and livability. A more balanced community will enable more of Hemet's residents to live, work and thrive in the community. Quality of life can be greatly enriched through expanded educational, recreational, cultural and health care opportunities. Neighborhoods can be safe, restored, and revitalized through public and private investment, beautification, and a resurgence of community pride and responsibility.

The overall challenge - and the opportunity for the future - are intertwined in this General Plan: to establish a strategic foundation for how the city grows and prospers while maintaining and enhancing the best qualities that define the City of Hemet and its people.

1.1 THE PLANNING AREA

The City of Hemet occupies a unique geographic location that offers residents and businesses convenient access to regional urban centers, and a quiet and scenic setting amidst open spaces and suburban activities. The City of Hemet is located in the San Jacinto Valley in western Riverside County, approximately 30 miles southeast of Riverside, 60 miles east of Anaheim, and 80 miles north of San Diego. Hemet is located directly adjacent to the City of San Jacinto to the north and otherwise surrounded by incorporated areas, including the community of Winchester to the west. Regional access is provided by State Route SR 74 and SR 79, which is currently aligned with portions of San Jacinto Street, Florida Avenue, and Winchester Road, but will be re-routed in the future as an expressway running through the western portion of the City and planning area. These highways also serve to connect Hemet to three major interstates, I-10 to the north in Beaumont, I-215 to the west in Perris, and I-15 to the south in Temecula. Figure 1.1 provides the regional context for Hemet and the Planning Area.

Many issues addressed in the General Plan transcend City boundaries. California law requires that a General Plan cover the territory within the boundaries of the City, as well as any land outside its boundaries which bears relation to its planning. This provides cities with a way to indicate potential land uses and development issues associated with adjacent unincorporated areas, particularly those areas that may someday be annexed to the City. The existing boundaries of the City, its surrounding Sphere of Influence (SOI) and the larger Planning Area are depicted in Figure 1.2. Local Agency Formation Commissions (LAFCOs) are responsible for delineating SOI boundaries that are generally updated every five years. Delineating and planning for the SOI and Planning Area in the General Plan promotes orderly land use and service planning, and provides direction and predictability to landowners.



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Sources:
 Census Tiger Line Data 2005
 ESRI 2010

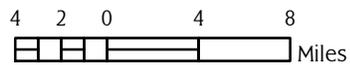


Figure 1.1
REGIONAL LOCATION
 Hemet General Plan



Hemet's Planning Area encompasses approximately 97.4 square miles. Approximately 28.3 square miles are within the City's corporate limits, 37 square miles are within the City's existing Sphere of Influence (which is largely developed and primarily located east of Hemet), and 32.1 square miles are in the remaining unincorporated portion of the City's Planning Area, primarily located west and south of Hemet and including the area around Diamond Valley Lake, as shown in Figure 1.2. The western portion of the City and Planning Area has the greatest opportunity for new employment and industry and is therefore a major focus within the General Plan.

1.2 A CITY IN TRANSITION

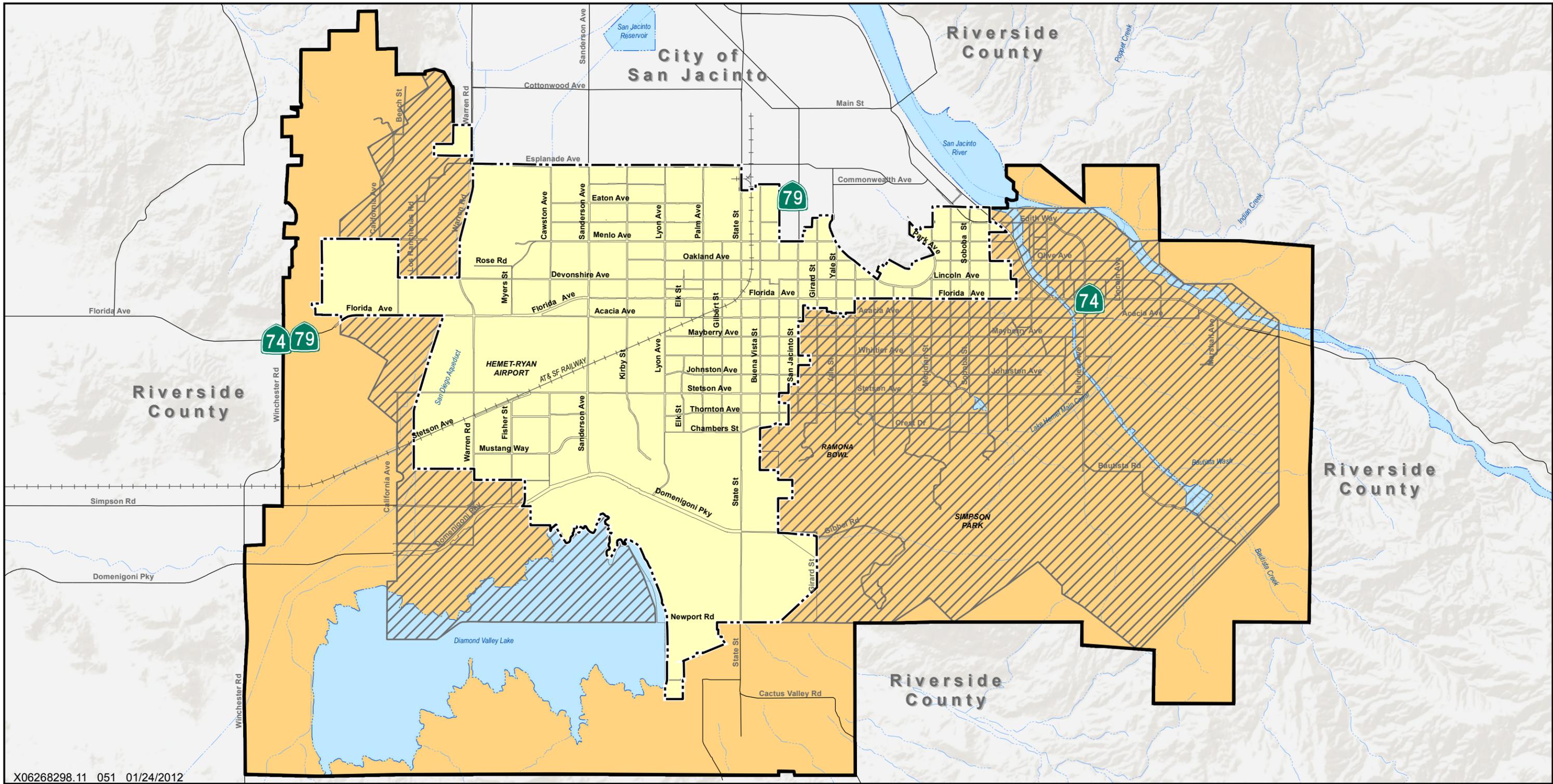
Hemet is an historic community situated in the heart of the scenic San Jacinto Valley that is undergoing a unique period of transition. As one of the oldest communities in Riverside County, Hemet grew from an agricultural town in the early 1900s, to a widely recognized retirement community in the 1960s, to a multi-faceted City today that is projected to be home to over 100,000 people in the coming years. Hemet has quickly become a popular destination for retirees from throughout Southern California and the nation at-large, with its scenic location, warm climate, small town community charm, and proximity to nearby urban centers providing added incentives for seniors seeking to relocate to the City.

In the mid 2000's, Hemet was one of the fastest growing cities in Southern California, and experienced an influx of new families seeking more affordable housing opportunities. Since the adoption of the previous General Plan in 1992, the City has had a significant increase in population, more than doubling from 36,094 residents in 1990 to the 78,053 residents reported in the 2010 U.S. Census. The number of housing units in the City also doubled from 19,692 units in 1990 to a total of 38,032 units in 2010. Reflective of the City's senior orientation, over 25% of the current housing stock is mobile home units, far exceeding the percentage in any other community in western Riverside County or throughout the majority of California. Of the 27 cities in Riverside County, Hemet currently ranks as the 7th highest in population and 4th highest in the number of housing units, and is poised for continued growth in the future. Despite these dramatic changes over the past few years, Hemet has sought to offer increasing numbers of residents a high standard of living while maintaining a distinctive small town character.



Downtown Hemet.

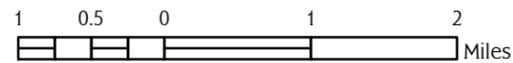
Today, Hemet stands at an important juncture in its history and is positioned to protect those characteristics that have made the City a desirable place to live, work and visit. Hemet is a growing city, with many new families and a younger demographic beginning to change the City's long-standing retirement orientation. The City has made great strides to introduce new amenities and services, and to accommodate the needs of its changing population.



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Sources:
Census Tiger Line Data 2005
ESRI 2010



LEGEND

- Hemet City Boundary
- Hemet Sphere of Influence
- Planning Area
- Street
- Railroad
- Creek/Canal
- River/Lake

Figure 1.2
PLANNING AREA
Hemet General Plan



Back side of Figure 1.2



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Hemet benefits from a wealth of natural resources and potential sources of opportunity. Hemet is the regional focal point for the San Jacinto Valley area providing retail services, jobs and housing opportunities for a wide variety of economic groups. Its scenic location in the San Jacinto Valley and proximity to the Temecula Wine Country, Idyllwild, and the San Jacinto Mountains, has made it an attractive destination for families throughout Southern California. Its rich history and cultural and recreational amenities attract tourists from across the region, bringing hundreds of visitors to view the Ramona Pageant, to fish, bike, and hike around Diamond Valley Lake, and to learn about pre-history and scientific discovery at the Western Science Center.

At Hemet's core is a strong community willing to invest in opportunities for the future and make forward-thinking decisions to meet the pressing needs of a changing economy and a growing and diverse population. The General Plan is a blueprint that maps out a course of actions to answer these important challenges. It links together the various desires of the community to ensure that future land use decisions preserve the beauty, heritage, quality of life, and opportunity that Hemet offers for future generations.



Hemet City Hall.

1.3 PURPOSE AND CONTENT OF THE GENERAL PLAN

The purpose of the General Plan is to set the foundation and policy framework for future growth and development. It is a comprehensive document, addressing a range of issues and policies that directly affect every aspect of community life. It provides a snapshot of a community's current conditions, articulates a vision for the future, and outlines a path through policies and implementation programs to achieve that vision. Each local government is required by State law to adopt a comprehensive General Plan for the physical development of its planning area - defined as the land encompassing the jurisdiction, as well as land outside its boundaries over which it may have future control.

State law does not mandate how often the General Plan must be updated, but it is meant to be an active, evolving document. Cities are required to update their General Plans periodically to maintain overall relevance and respond to physical, environmental and demographic changes in the community. General Plans are commonly updated every 10 to 20 years. Since adoption of the 1992 General Plan, no comprehensive assessment of the goals, policies, and programs in the General Plan has occurred, except for updates to the Housing Element, which State law now requires every eight years.

The General Plan is intended to be used by the City Council, Commissions and staff to guide decision-making and help set priorities. Local government actions and programs must be consistent with the General Plan, including: zoning and subdivision approvals, redevelopment and housing programs, capital improvements, master plans, public facilities, dedication of property for public purposes, fee exactions, and all land use



projects and decisions. The General Plan and its Implementation Programs will also be used to assist in strategic planning and in establishing priorities in the annual budget process.

State law mandates that the General Plan address seven mandatory topics or "elements". The law allows these topics to be organized in any fashion within the Plan and additional elements that are deemed to be locally important to a community may also be included. The Hemet General Plan contains 10 Elements or Chapters, including five optional elements. Table 1.1 shows the relationship between the seven mandatory state elements, where they are addressed in Hemet's General Plan, and the optional elements provided.

Table 1.1 Hemet General Plan Elements								
Hemet General Plan Elements	State Mandated General Plan Elements							
	Land Use	Circulation	Housing	Noise	Conservation	Open Space	Safety	Optional
Land Use	●							
Community Design								●
Circulation		●						
Community Services and Infrastructure								●
Public Safety				●			●	
Open Space and Conservation					●	●		
Recreation and Trails						●		●
Historic Resources								●
Art and Culture								●
Housing			●					

In addition to the General Plan Elements, Chapter 12 is a compendium of the Implementation Programs or action items needed to be performed to fully realize the goals and policies set forth within each element. The Implementation Programs are organized by Element for easy reference and are further categorized according to the type of program, such as the creation of a new ordinance. The Implementation Programs are intended to be regularly updated and refined as needed, and as such do not require a general plan amendment to make modifications or additions to this chapter.

The ten elements contained in the Hemet General Plan and their contents are briefly described below:

- ❖ The *Land Use Element* provides the land use categories, districts, overall land use map, and discusses future growth, economic



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development and redevelopment. The element also highlights Smart Growth Principles and Healthy Community Principles.

- ❖ The *Community Design Element* is an optional element providing policies and programs for community design, gateways, the downtown area, neighborhood compatibility, and hillside preservation design.
- ❖ The *Circulation Element* discusses the various transportation systems within City and addresses alternative modes of mobility in the community such as bicycles, pedestrian paths, transit, rail, and neighborhood electric vehicles.
- ❖ The *Community Services and Infrastructure Element* addresses infrastructure and services provided within the community including schools, libraries, health care, water and sewer facilities, solid waste services, storm drainage systems, and electric, gas, and telecommunications utilities.
- ❖ The *Public Safety Element* identifies potential natural and human-caused hazards, meets State requirements for the Safety and Noise Elements and outlines the City's public safety services to the community, including Police and Fire.
- ❖ The *Open Space and Conservation Element* meets State requirements for the Open Space and Conservation Elements and details Hemet's approach to addressing energy and water conservation, air quality, and greenhouse gas emissions within the City, as well as the preservation of biological, open space and cultural resources. The element also provides direction for sustainable development.
- ❖ The *Recreation and Trails Element* identifies the park and recreation facilities and needs in the City and the Planning Area and provides a master plan for multi-use trail systems.
- ❖ The *Historic Resources Element* is an optional element that identifies the paleontological, archeological, and historic resources throughout the city and planning area, and provides policies and methods to preserve these resources.
- ❖ The *Art and Culture Element* is an optional element that recognizes the value of art and culture in adding richness to the community, and highlights existing venues and organizations while encouraging the expansion and integration with local economic development programs.
- ❖ The *Housing Element* identifies State-required strategies to respond to the need to provide affordable housing for a broad range of residents and accommodate the City's share of regional housing needs.

Each element is meant to both stand alone and form an integral part of the overall plan, being internally consistent with the other elements. The elements generally include the following sections:



- ❖ **Scope and Context:** provides an introduction to each element and describes the focus and purpose of the element. This section also specifies the element's relationship to other General Plan elements.
- ❖ **Issues and Opportunities:** describes the planning issues, needs, and desires addressed by the element. An identification of opportunities and resources related to the element topic is also provided in this section.
- ❖ **Related Programs, Plans and Regulations:** identifies other planning documents and regulations related to the element that are administered by the city and other agencies and must also be taken into consideration before any development activity or implementation action.
- ❖ **Element Narrative:** describes the background information and context for each element, and provides details regarding new plans and programs relative to various topics in each element.
- ❖ **Goals and Policies:** this section of each element contains the essence of the General Plan. This section sets forth the City's approach and course of action to the identified issues and opportunities. Goals broadly describe the intended future condition for each issue. Policies provide standards and guidance for specific actions toward achieving the desired Goals. In order to further the General Plan's focus on two important concepts, Sustainability and Achieving a Healthy Community, Appendices A and F respectively have been created as compendiums of the goals and policies contained in the various elements that relate to these two topics.
- ❖ **Implementation Programs:** the programs for each element are combined in Chapter 12 and detail the specific actions needed to implement the policies. These may include revisions of current codes and ordinances, creation of new plans and programs, capital improvement programs, financing programs, community outreach, and other measures that are assigned to various City departments to administer.

1.4 SHAPING THE PLAN

Extensive community participation lies at the heart of effective long-range planning. The foundation for Hemet's General Plan consists of a variety of community events, workshops and informational sessions designed to generate response and input from the community and decision-makers on a range of land use issues. Hundreds of residents, business owners, employees and other stakeholders were engaged throughout the General Plan update process over a multi-year period, and provided a solid understanding of the community's vision and the direction desired for Hemet's future. The policy framework established by this General Plan reflects the desires, concerns and issues raised by participants throughout this process.

The community participation program included the following components:



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1.4.1 STAKEHOLDER INTERVIEWS

In July 2005, the City conducted a series of one-on-one meetings with Hemet City Council members, Planning Commissioners, department staff, community service providers, and key stakeholders. The purpose of these discussions was to document potential issues and opportunities as they might pertain to the General Plan. Information yielded during the interviews provided an important baseline assessment of key issues to explore during the subsequent community workshops.

1.4.2 GENERAL PLAN "ROAD SHOWS"

In November and December 2005, the General Plan team conducted "road shows," using informational displays, hands-on activities and surveys to involve the broader community. The objective of the Road Shows was to engage the Hemet community at large to identify potential issues of concern to residents and encourage participants to stay involved in the General Plan update process.



General Plan Road Show at Hemet Valley Mall.

1.4.3 COMMUNITY WORKSHOPS

In August 2005 and January 2006, the City conducted two General Plan workshops involving the Downtown Hemet business community. The first workshop focused on the presentation of existing conditions and key issues identified through the stakeholder interviews and the road shows. The second workshop built on the information and input gathered from the previous meetings and presented a summary of existing conditions and a review of potential land use alternative scenarios specifically aimed at revitalizing Downtown Hemet. Additional City Council workshops and meetings with stakeholders considered various land use alternatives for the West Hemet area. The input gathered from these meetings and land owner requests provided further direction for the General Plan and the refinement of the preferred Land Use Plan.

In April, 2007 a joint public workshop of the City Council and Planning Commission reviewed traffic issues and as well as various land use requests and alternatives, resulting in a preliminary land use and circulation plan. In December, 2009 the City Council and Planning Commission held a joint workshop on the draft general plan goals, policies, and land use alternatives as further refined and recommended by the General Plan Advisory Committee. The City Council took action at the meeting to finalize the draft Land Use Plan that was the basis for the Draft Environmental Impact Report and Draft General Plan document. The Council also directed staff to expand the Planning Area to incorporate additional territory to the south, including Cactus Valley and encompassing all of Diamond Valley Lake, instead of only the north shore.



1.4.4 GENERAL PLAN ADVISORY COMMITTEE (GPAC)

In April of 2009, the City Council appointed a 15 member General Plan Advisory Committee to review and comment on the proposed General Plan Update. The committee was comprised of community leaders, members of the public, Planning Commissioners, a Park Commissioner, Traffic Commissioner, representatives of the development community, water agency representatives, and community conservation advocates.

The GPAC held bi-weekly public forums for six months to review preliminary elements and take public comment on a variety of General Plan issues. The GPAC provided invaluable input into the General Plan process and the eventual overall direction of the elements, goals and policies.

1.4.5 OTHER OUTREACH EFFORTS

The City also held numerous meetings with the City Council inviting representatives of other key stakeholder organizations and members of the community to review progress of the General Plan update process and receive further community input. Other outreach tools included a community visioning survey regarding residents perception of the community and their desires for the future. Newsletters and e-mail notifications were sent by the City to keep residents and other interested parties informed of General Plan events and invite them to participate in the workshops or send comments via a website link.



Downtown Hemet Community Workshop.

All materials related to the General Plan update were also provided to the public through the internet. The city's website contained information describing all of the events, meetings, and notices associated with the plan update. The website also served as a clearinghouse for background reports, preliminary policies, and the draft General Plan. Members of the public were invited to send comments to the City through a website link.

1.5 HEMET'S VISION FOR THE FUTURE

Hemet is a community that is proud of its small-town heritage. It's rural agricultural roots within the San Jacinto Valley have historically attracted people with an independent spirit and an unusually strong sense of community. The citizens recognize that growth will continue to be a factor in the City's future, but that it should be approached in a manner that respects Hemet's scenic, cultural, and historic heritage, and also meets the public service, housing, recreation, and employment needs of the residents. Pursuing balanced, smart growth will enable the City to provide quality services to meet the long-term needs of the community. It is also critical that Hemet create an economically sound and sustainable community, with a diverse economy, expanded employment opportunities, and a balanced approach to business and development.

Perhaps no other factor plays such a dominant role in developing goals and policies as the underlying values held by a city. What is important to a city dictates, to a large degree, the services provided to its citizens, the land uses and distribution, and how the city spends its resources. Building upon the community input received, the following Community Vision captures the



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City of Hemet General Plan

COMMUNITY VISION STATEMENTS

1. *Hemet is a livable city comprised of great neighborhoods, business districts and public places, and a desirable destination for the region.*
2. *Hemet has a vibrant and diverse economy that fosters new business and investment and provides a broad employment base for its citizens.*
3. *Hemet is a safe, attractive, and desirable place to live with walkable and well-maintained neighborhoods that foster a sense of community.*
4. *Hemet's historic downtown is revitalized and provides a cultural, civic and entertainment focal point for the Community.*
5. *Hemet has an extensive network of transportation facilities and mobility options to convey people and goods safely and efficiently within the City and provide regional connectivity.*
6. *Hemet conserves and enhances its natural, scenic, environmental, historic, cultural, and recreational resources for existing and future generations to enjoy.*
7. *Hemet is a Sustainable Community that embraces the conservation of energy, water, air quality and natural resources; and promotes the health and well-being of its citizens.*
8. *Hemet provides an array of high quality health care, educational, recreational and cultural opportunities to serve all ages within the City and the region.*
9. *Hemet embraces balanced and appropriate growth to meet the City's housing and employment needs in a manner that retains or enhances the desired levels of public services, facilities and infrastructure, and is fiscally sustainable over the long term.*
10. *Hemet is a responsive government that actively engages its citizenry and partners with other agencies in order to continue to achieve an exceptional quality of life in the City of Hemet.*

shared values and ideal future conditions expressed by Hemet residents and civic leaders. The purpose of the Community Vision is to articulate overarching goals for policy makers to strive towards and to provide general standards to guide development and measure Hemet's progress towards those goals over the next 20 years. The following statements express the community's vision for what Hemet will become as the General Plan is realized.

1.6 KEY THEMES IN THE PLAN

The General Plan contains several key themes that are interwoven throughout the various Elements, Goals, Policies and Implementation Programs. These themes are summarized briefly as follows:

- ❖ Provide a Balanced Mix of Land Uses to achieve an improved job-housing ratio and meet the needs of the community
- ❖ Focus on Economic Development, Job Creation and long-term Fiscal Viability
- ❖ Promote Sustainable Land Use Patterns and Infrastructure Design
- ❖ Preserve, Enhance and Promote Hemet's Natural Resources, Scenic Setting, and Recreational Opportunities
- ❖ Promote Connections to Regional Transportation Networks and Integrate Land Uses with Multi-Modal Transportation Systems
- ❖ Foster a Safe and Healthy Community for all Citizens
- ❖ Recognize and Promote the Community's Cultural, Historic, and Social Fabric
- ❖ Pursue Opportunities to Strengthen the quality and number of Educational Institutions, Facilities and Programs
- ❖ Enlist Smart Growth Principles and better coordinate development with the provision of Infrastructure and Public Services
- ❖ Restore and Revitalize Older Neighborhoods and the Historic Downtown



- ❖ Strengthen a Positive Image and Create a Sense of Place for the Community
- ❖ Promote Coordination and Participation with Regional Agencies and Jurisdictions
- ❖ Emphasize the Practical Application of goals, policies, programs and procedures to Implement the General Plan over time
- ❖ Engage the Community in being a vital part of enhancing the City's present Quality of Life and in Charting its Future

1.7 ADMINISTRATION OF THE GENERAL PLAN

If the City's General Plan is going to fulfill its purpose, it must be reviewed, implemented, and maintained in a systematic and consistent manner and on a regular basis. The City's General Plan is intended for use by all members of the community, including residents, businesses, developers, city staff, and decision makers. The Hemet General Plan's organization allows users to access specific sections of interest and quickly identify related goals, policies and implementation programs. The primary tools for implementation and administration of the general plan are embodied in the various policies and the detailed Implementation Programs in Chapter 12. However, plans and related policies set forth in one element are interrelated with the other elements and must be viewed collectively to gain a complete perspective on various planning issues.

1.7.1 AMENDMENTS TO THE GENERAL PLAN

Once adopted, State law allows General Plans to be amended up to four times per year. This allows the adopted General Plan to remain a current document, responsive to the community's needs. Requests for amendments may be submitted by individuals in accordance with the application requirements for a General Plan Amendment, or initiated by the City Council or City departments. Most amendments propose a change in the land use designation for a particular property. However, an amendment to the text or policies may also occur, especially in response to new legislation or changing conditions in the community. It is also important to note that modifications or additions to the Implementation Programs in Chapter 12 do not require a general plan amendment.

All proposed amendments will be evaluated to ensure that the amendment is in the public interest, is not detrimental to the public health, safety and welfare, and is consistent with the overall Vision, Goals, and objectives contained in this General Plan. After several such amendments, the City may wish to comprehensively review the General Plan every five years to ten years to ensure its relevance and effectiveness based on changes to the physical, environmental, and demographic characteristics within the community. Housing Element updates are required by state law to be provided on a set schedule and updated every eight years. The Housing Element is the only general plan element that must be approved and certified by the California Department of Housing and Community Development.



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1.7.2 ANNUAL REVIEW

Pursuant to Government Code Section 65400, the City will prepare an Annual General Plan Review and Progress Report to the City Council and Planning Commission, and then forward the report to the State Office of Planning and Research (OPR) and the Department of Housing & Community Development (HCD). The purpose of the Annual Progress Report is to provide information regarding the effectiveness of the General Plan goals and policies and the progress regarding its implementation, as well as required reporting concerning the implementation of the Housing Element pursuant to Government Code Sections 65583 and 65584. The progress report also provides an opportunity to evaluate and suggest changes to goals, policies and programs as may be needed in order to keep the General Plan current and representative of the Community's collective vision and values.

It is also anticipated that the General Plan Implementation Programs will be reviewed and prioritized for inclusion in the City's Annual Budget review process, Capital Improvement Program, and CDBG program cycle as appropriate and pursuant to funding availability.

1.7.3 DOCUMENTS RELATED TO THE GENERAL PLAN

Although the General Plan serves as the primary means to help the City implement its vision, several other documents that serve as implementation tools are needed to ensure that the goals and policies identified in the General Plan are fully realized. The General Plan is implemented in tandem with a number of federal, State, regional, and local plans and regulations. These applicable plans and programs are summarized in each applicable element of this General Plan.

As required by the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) has been prepared for the General Plan. The EIR is a separate document that describes environmental conditions in the planning area, assesses the possible effects that future development pursuant to the General Plan will have, identifies actions that will be undertaken to reduce these impacts, and evaluates the comparative impacts of alternatives to the General Plan. Many of the policies and implementation programs in the General Plan serve as mitigation for potential impacts. Additional EIR mitigation measures and the timeframe for implementation are summarized in the Mitigation Monitoring and Reporting Plan which will be included upon adoption as Appendix G to the General Plan. The EIR document is a "program level" EIR, meaning that it examines the general nature of impacts throughout the planning area at a broad scale. The findings of the Program EIR help determine the appropriate level of environmental review that should be performed when subsequent projects consistent with the General Plan are proposed.



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