

regulations guide the development in station areas, the project would not result in or contribute to a significant cumulative impact.

#### 3.10.4 Mitigation Measures

With implementation of the Traffic Management Control Plan (detailed in Chapter 2), no significant short-term construction impact would occur. No significant long-term land use or planning impacts would occur and no mitigation measures are required.

#### 3.10.5 Level of Impact after Mitigation

The components of the Build Alternative would be consistent with the zoning and planned land uses under local plans, and the project would be consistent with regional plans. Since the project would be located primarily within an existing right-of-way, the project would not result in physical division of established communities or in incompatibility with surrounding land uses. Therefore, land use impacts related to the project would be less than significant.

