



Section 5.0:

# Environmental Analysis



## 5.0 ENVIRONMENTAL ANALYSIS

The next subsections of the EIR contain a detailed environmental analysis of the existing conditions, project impacts (including direct and indirect, short-term and long-term, and cumulative), recommended mitigation measures, and significant unavoidable impacts. This EIR analyzes those environmental issue areas as stated in the Notice of Preparation (Appendix A, Notice of Preparation) where potentially significant impacts have the potential to occur.

The EIR will examine the following environmental factors:

- 5.1 Land Use and Planning
- 5.2 Population, Employment, and Housing
- 5.3 Aesthetics
- 5.4 Traffic and Circulation
- 5.5 Air Quality
- 5.6 Greenhouse Gas Emissions
- 5.7 Noise
- 5.8 Geology and Seismic Hazards
- 5.9 Cultural Resources
- 5.10 Biological Resources
- 5.11 Agricultural Resources
- 5.12 Mineral Resources
- 5.13 Hydrology, Drainage, and Water Quality
- 5.14 Hazards and Hazardous Materials
- 5.15 Water Supply
- 5.16 Wastewater
- 5.17 Fire Protection
- 5.18 Police Protection
- 5.19 School Facilities
- 5.20 Parks and Recreation Facilities
- 5.21 Solid Waste
- 5.17 Electricity and Natural Gas
- 5.18 Cultural Resources
- 5.19 Biological Resources
- 5.20 Agriculture Resources
- 5.21 Mineral Resources



Each environmental issue is addressed in a separate section of the EIR, and is organized into seven sections, as follows:

**“Regulatory Setting”** describes the federal, state, regional, or local regulations and plans that are applicable.

**“Environmental Setting”** describes the physical conditions that exist at this time and that may influence or affect the issue under investigation.

**“Significance Threshold Criteria”** provides the thresholds that are the basis of conclusions of significance, which are primarily the criteria in the *CEQA Guidelines* Appendix G, Environmental Checklist.

Major sources used in crafting criteria include the *CEQA Guidelines*; local, state, federal, or other standards applicable to an impact category; and officially established significance thresholds. “. . . An ironclad definition of significant effect is not possible because the significance of any activity may vary with the setting.” (*CEQA Guidelines* Section 15064[b]). Principally, “. . . a substantial, or potentially substantial adverse change in any of the physical conditions within an area affected by the project, including land, air, water, flora, fauna, ambient noise, and objects of historic and aesthetic significance” constitutes a significant impact (*CEQA Guidelines* Section 15382).

**“Impacts and Mitigation Measures”** evaluates the project’s environmental impacts in consideration of all phases, including planning, acquisition, development, and operation. This subsection also discusses the potential changes to the existing physical environmental conditions, which may occur if the proposed project is implemented. Evidence, based on factual and scientific data, is presented to show the cause and affect relationship between the proposed project and the potential changes in the environment. All of the potential direct and reasonably foreseeable indirect effects are considered. The exact magnitude, duration, extent, frequency, range, or other parameters are ascertained, to the extent possible, to determine their significance.

The project’s environmental effects are categorized as either “less than significant” or “potentially significant impact”. The effects found not to be significant category provides a brief discussion of the reasons that various possible significant effects of the Project were found not to be significant. The potentially significant category identifies and focuses on the significant environmental effects of the proposed project. Direct and indirect significant effects of the project on the environment are clearly identified and described, giving due consideration to both the short-term and long-term effects.

“Mitigation Measures” are project-specific measures that would be required of the project to avoid a significant adverse impact; to minimize a significant adverse impact; to rectify a significant adverse impact by restoration; to reduce or eliminate a significant adverse impact over time by preservation and maintenance operations; or to compensate for the impact by replacing or providing substitute resources or environment.



The “Level of Significance” presents the significance determination. This statement identifies which impacts would remain after the application of mitigation measures and whether the remaining impacts are or are not considered significant. When impacts, even with the inclusion of mitigation measures, cannot be mitigated to a level considered less than significant, they are identified as “unavoidable significant impacts.”

*“Cumulative Impacts and Mitigation Measures”* describes potential environmental changes to the existing physical conditions that may occur as a result of the proposed project together with all other reasonably foreseeable, planned and approved future projects producing related or cumulative impacts, as set forth in [Section 4.0](#). A cumulative impact analysis is provided only for those thresholds that result in a less than significant, potentially significant, or significant unavoidable impact. A cumulative impact analysis is not provided for Effects Found Not to be Significant, which result in no project-related impacts.

*“Significant Unavoidable Impacts”* describes impacts that would be significant and cannot be feasibly mitigated to less than significant, so would therefore be unavoidable. To approve a project with unavoidable significant impacts, the lead agency must adopt a Statement of Overriding Considerations. In adopting such a statement, the lead agency is required to balance the benefits of a project against its unavoidable environmental impacts in determining whether to approve the project. If the benefits of a project are found to outweigh the unavoidable adverse environmental effects, the adverse effects may be considered “acceptable” (*CEQA Guidelines* Section 15093[a]).

*“Sources Cited”* lists all documents, reference materials, or other information utilized, such as websites, in the section.



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