

## 5. *Environmental Analysis*

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Chapter 5 examines the environmental setting, impacts, and mitigation measures associated with the proposed project. This chapter is divided into sections for respective environmental issue areas that were determined to need further study in the EIR as part of the scoping process.

The scope of the environmental analysis was determined using the Initial Study and Notice of Preparation (NOP) that was published October 2008, as well as incorporating public and agency comments received concerning the NOP comment period (October 28, 2008 to December 1, 2008; see Appendix B). Environmental issues and their corresponding sections are:

- 5.1 Aesthetics
- 5.2 Agricultural Resources
- 5.3 Air Quality
- 5.4 Biological Resources
- 5.5 Cultural Resources
- 5.6 Global Climate Change
- 5.7 Geology and Soils
- 5.8 Hazards and Hazardous Materials
- 5.9 Hydrology and Water Quality
- 5.10 Land Use and Planning
- 5.11 Mineral Resources
- 5.12 Noise
- 5.13 Population and Housing
- 5.14 Public Services
- 5.15 Recreation
- 5.16 Traffic and Circulation
- 5.17 Utilities and Service Systems



Sections 5.1 through 5.17 provide a detailed discussion of the environmental setting, impacts associated with the proposed project, and mitigation measures designed to reduce significant impacts where required and when feasible. The residual impacts following the implementation of any mitigation measure also are discussed.

As presented in the Initial Study prepared for the proposed project (Appendix A), some specific issues under each of the environmental topics were determined not to be significantly affected by implementation of the project, and therefore are not included for further discussion.

### **Organization of Environmental Analysis**

To assist the reader in comparing information about the respective environmental issues, each section (Sections 5.1 to 5.17) is organized as follows:

- Environmental Setting
- Thresholds of Significance
- Environmental Impacts

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- Relevant Policy Plan Policies and Programs
- Existing Regulations and Standard Conditions
- Level of Significance Before Mitigation
- Mitigation Measures
- Level of Significance After Mitigation

In addition, the Executive Summary includes a table summarizing all the impacts by environmental issue.

### **Terminology Used in This Draft SEIR**

For each impact identified in this DEIR, a statement of the level of significance of the impact is provided. While criteria for determining significant impacts are unique to each issue area, the environmental analysis applies a uniform classification of the impacts based on the following definitions consistent with CEQA and the CEQA Guidelines:

- A designation of *no impact* is given when no changes in the environment would occur.
- A *less than significant impact* would cause no substantial adverse change in the environment.
- A *less than significant impact with mitigation incorporated* avoids substantial adverse impacts on the environment through mitigation measures.
- A *significant unavoidable impact* would cause a substantial adverse effect on the environment, and no feasible mitigation measures would be available to reduce the impact to a less than significant level.