

6 ENVIRONMENTAL ANALYSIS

This EIR evaluates 14 separate environmental issues as listed below:

1. Transportation and Circulation
2. Air Quality
3. Noise
4. Utilities
5. Public Services
6. Parks and Open Space
7. Aesthetics
8. Public Health and Hazards
9. Geology
10. Hydrology and Water Quality
11. Agriculture
12. Biological Resources
13. Cultural Resources

Section 15125(d) of the State CEQA Guidelines requires that an EIR discuss any inconsistencies that could result when the proposed project is compared with adopted land use plans. This consistency discussion is presented in Chapter 5 of this EIR and is not treated as a physical environmental effect. The balance of the environmental issues listed above are evaluated in Sections 6.1 through 6.13 of this chapter.

Chapter 6 is divided into sections that provide the existing setting, thresholds of significance, and impacts and measures to mitigate the significant impacts of the proposed project and project alternatives. The existing setting and thresholds of significance discussions establish the baseline and threshold by which the proposed project and alternatives are measured and evaluated. The setting discussion addresses the conditions that existed within the project area at the time the NOP was circulated. Thresholds of significance are identified for each environmental issue to determine if the development of the proposed project would result in a significant environmental impact when evaluated against the existing setting.

Impacts and feasible mitigation measures are presented, where appropriate, for each environmental issue. The potential impacts of the proposed project and project alternatives are described, and a significance determination is provided at the end of each discussion. Significance is expressed as one of four determinations: (1) “***no impact,***” (2) “***less than significant,***” (3) “***potentially significant,***” and (4) “***significant.***” A significant impact is defined pursuant to CEQA, as a substantial and adverse change to the environment. The significance determinations are bolded and italicized. Where significant impacts are identified, mitigation measures are provided to reduce or avoid the impact. In cases where the impact would not be reduced to less-than-significant levels by the mitigation, the impact is identified as a “***significant unavoidable***” impact.