

## 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/Notice of Preparation (IS/NOP) that was published April 29, 2013, public and agency comments received concerning the NOP comment period (April 29, 2013, to May 29, 2013; see Appendix B), and comments received during the public Scoping Meeting held on May 23, 2013. Environmental issues analyzed in this DEIR and their corresponding sections are:

- 5.1 Aesthetics
- 5.2 Air Quality
- 5.3 Cultural Resources
- 5.4 Geology and Soils
- 5.5 Greenhouse Gas Emissions
- 5.6 Hazards and Hazardous Materials
- 5.7 Hydrology and Water Quality
- 5.8 Land Use and Planning
- 5.9 Noise
- 5.10 Population and Housing
- 5.11 Public Services
- 5.12 Recreation
- 5.13 Transportation and Traffic
- 5.14 Utilities and Service Systems

Sections 5.1 through 5.14 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.

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### INTRODUCTION

#### Organization of Environmental Analysis

To assist the reader in comparing information about the respective environmental issues, each section (Sections 5.1 to 5.14) is organized as follows:

- Environmental Setting
- Thresholds of Significance
- Environmental Impacts
- Cumulative Impacts
- Existing Regulations and Standard Conditions
- Level of Significance Before Mitigation
- Mitigation Measures
- Level of Significance After Mitigation
- References

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 implementation of mitigation measures identified in the EIR.
- 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.