

5. Environmental Analysis

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 draft environmental impact report (DEIR) as part of the scoping process.

The scope of the environmental analysis was determined using the Initial Study (IS) and Notice of Preparation (NOP) that were published December 7, 2015, as well as incorporating public and agency comments received concerning the NOP comment period (December 7 to January 5, 2016; see Appendix B). Environmental issues and their corresponding sections are:

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

Sections 5.1 through 5.13 provide a detailed discussion of the environmental setting, impacts associated with the Proposed Project, and regulatory requirements, project design features, 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.

The initial study for the Proposed Project (Appendix A) determined that some specific issues under each of the environmental topics would not be significantly affected by implementation of the project; these issues are not discussed further in this DEIR.

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Organization of Environmental Analysis

To assist the reader with comparing information between environmental issues, each section (Sections 5.1 to 5.13) is organized under these headings:

- Environmental Setting
- Thresholds of Significance
- Plans, Programs, and Policies
- Environmental Impacts
- Cumulative Impacts
- Level of Significance Before Mitigation
- Mitigation Measures
- Level of Significance After Mitigation
- References

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

Terminology Used in This Draft SEIR

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

- **“No impact”**: The project would not change the environment.
- **“Less than significant”**: The project would not cause any substantial, adverse change in the environment.
- **“Less than significant with mitigation incorporated”**: The EIR includes mitigation measures that avoid substantial adverse impacts on the environment.
- **“Significant and unavoidable”**: The project would cause a substantial adverse effect on the environment, and no feasible mitigation measures are available to reduce the impact to a less than significant level.