

5.0 ENVIRONMENTAL ANALYSIS

The next subsections of this Subsequent EIR contain describe existing conditions, analyze project impacts (including direct and indirect, short-term and long-term, and cumulative), recommend mitigation measures, and identify unavoidable significant impacts. This EIR analyzes those environmental issue areas as stated in the Notice of Preparation (Appendix A, Notice of Preparation) where potentially significant impacts may result from project implementation. This Subsequent EIR examines the following issues:

- 5.1 Land Use
- 5.2 Aesthetics
- 5.3 Population and Housing
- 5.4 Traffic
- 5.5 Air Quality
- 5.6 Greenhouse Gas Emissions and Energy
- 5.7 Noise
- 5.8 Hazards and Hazardous Materials
- 5.9 Hydrology, Drainage, and Water Quality
- 5.10 Fire Protection
- 5.11 Police Protection
- 5.12 Schools
- 5.13 Parks
- 5.14 Water
- 5.15 Wastewater
- 5.16 Solid Waste

Each environmental issue is addressed in a separate section, with each subsection and organized as follows:

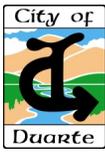
- Regulatory Setting
- Environmental Setting
- Significance Threshold Criteria
- Project Impacts and Mitigation Measures
- Cumulative Impacts and Mitigation Measures
- Significant Unavoidable Impacts
- Sources Cited

“Regulatory Setting” describes existing regulations applicable to the project.

“Environmental Setting” describes the physical conditions that exist at the time of release of the Notice of Preparation 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 always possible because the significance of an 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 the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic and aesthetic significance" constitutes a significant impact (CEQA Guidelines Section 15382).

"Project Impacts and Mitigation Measures"

- Project impacts are the potential environmental changes to the existing physical conditions that may occur if the proposed project is implemented. Evidence, based on factual and scientific data, is presented to show the cause and effect relationship between the proposed project and the potential changes in the environment. The exact magnitude, duration, extent, frequency, range, or other parameters of a potential impact are ascertained, to the extent possible, to determine whether impacts may be significant. All potential direct and reasonably foreseeable indirect effects are considered.
- Mitigation measures are those 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" identifies the impacts that will remain after the application of mitigation measures, if applicable, and whether the remaining impacts are or are not considered significant. When these 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 with the proposed project together with all other reasonably foreseeable, planned, and approved future projects, as listed in *Table 4-1*.

"Significant Unavoidable Impacts" describes impacts that would be significant but cannot be feasibly mitigated to less than significant, so would 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" and the project approved (CEQA Guidelines Section 15093[a]).

"Sources Cited" identifies the sources utilized in the section.