

CHAPTER 4.0

ENVIRONMENTAL ANALYSIS

This chapter provides a brief overview of the seven environmental factors covered in the environmental analysis. This chapter also orients the reader to the order of each environmental factor and the format of each individual section.

ORDER OF ENVIRONMENTAL FACTOR SECTIONS

Following preparation of CEQA Appendix G Environmental Checklist Form and careful evaluation, seven environmental factors emerged as requiring further analysis in the SEIR. The sections representative of each environmental factor are presented in the same order that they are listed in CEQA Appendix G.

Section 4.1 – Air Quality/Greenhouse Gas Emissions

Section 4.2 – Biological Resources

Section 4.3 – Cultural Resources

Section 4.4 – Geology and Soils

Section 4.5 – Hazardous and Hazardous Materials

Section 4.6 – Noise

Section 4.7 – Transportation and Circulation

SECTION FORMAT

As a general rule, each section has been formatted in the following order. In the case of Greenhouse Gases (GHGs), emissions generated by an individual project are evaluated on a cumulative basis due to the global nature of GHGs and their potential effects.

REGULATORY FRAMEWORK

This subsection orients the reader to the three levels of regulation that may be applicable to the proposed Project for each environmental factor.

Federal – Identifies relevant federal laws and regulations applicable to the proposed Project.

State – Identifies relevant state laws (Assembly Bills, Senate Bills) and regulations applicable to the proposed project.

Local – Identifies local plans, policies and standards applicable to the Proposed project.

ENVIRONMENTAL SETTING

This subsection describes the existing conditions on the Project site and surrounding area as applicable.

IMPACTS AND MITIGATION MEASURES

This subsection identifies the Project-specific impacts and mitigation measures, as applicable for each environmental factor.

STANDARDS OF SIGNIFICANCE

The standards of significance identify criteria from CEQA Appendix G Environmental Checklist applicable to each environmental factor.

4.0 ENVIRONMENTAL ANALYSIS

ISSUES SCOPED OUT AS PART OF THE INITIAL STUDY

This subsection notes any issues which were scoped out as a result of the CEQA Appendix G Environmental Checklist and briefly explains why they are not included in the SEIR.

METHODOLOGY

This subsection describes how the impact analysis was performed. Specific studies, techniques and research performed relevant to the environmental factor are identified.

PROJECT IMPACTS AND MITIGATION MEASURES

This subsection includes a concise impact statement that pertains to a specific standard of significance. The impact statement includes a title, a number, and a conclusion summarizing the level of significance.

Following the impact statement, a discussion is provided explaining the analysis conducted that further substantiates the conclusion of the impact statement.

Mitigation Measures

If necessary, mitigation measures are provided to reduce, minimize or alleviate the impact identified. The mitigation measures are numbered to correspond with the impact number.

Significance After Mitigation

A brief concluding assessment is provided explaining the effectiveness of the mitigation and any remaining significance.

CUMULATIVE SETTING, IMPACTS AND MITIGATION MEASURES

Cumulative Setting – Provides a brief explanation of the cumulative setting specific to each environmental factor.

Cumulative Impacts and Mitigation Measures – This subsection includes a concise impact statement that pertains to a specific standard of significance. The impact statement includes a title, a number and a conclusion summarizing the level of significance.