CHAPTER 4.0
ENVIRONMENTAL ANALYSIS

This chapter provides a brief overview of the thirteen 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 ENVIRONMENAL FACTOR SECTIONS

Following preparation of the Initial Study, thirteen environmental factors from the CEQA Appendix G Environmental Checklist emerged as requiring further analysis in the EIR. The sections representative of each environmental factor are presented in the same order that they are listed in CEQA Appendix G.

Section 4.1 – Aesthetics

Section 4.2 – Land Use

Section 4.3 – Transportation

Section 4.4 – Air Quality

Section 4.5 – Greenhouse Gases

Section 4.6 – Geology and Soils

Section 4.7 – Cultural Resources & Tribal Cultural Resources

Section 4.8 – Noise

Section 4.9 – Agricultural Resources

Section 4.10 – Hazardous and Hazardous Materials

Section 4.11 – Hydrology and Water Quality

Section 4.12 – Biological Resources

Section 4.13 – Public Services and Utilities

Section 4.14 – Energy

SECTION FORMAT

As a general rule, each section has been formatted in the following order. In the case of Greenhouse Gases (GHG), GHG emissions generated by an individual project are evaluated on a cumulative basis due to the global nature of climate change and 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 that characterize the lands to be developed with the proposed Project and the surrounding area as applicable.

IMPACTS AND MITIGATION MEASURES

This subsection identifies the project-specific impacts and mitigation measures, as applicable for each environmental factor analyzed during construction, operation and decommissioning of the Project. The analysis is broken out to discuss impacts that apply to the Full Build-out Scenario as well as to specific CUP#17-0031 thru CUP#17-0035 and CUP#18-0001 under the Phased Buildout-Scenario as appropriate. The analysis is intended to support each CUP independently, multiple CUPs, as well as the Full Build-out Scenario throughout construction, operation and decommissioning.

Construction

Potential environmental effects resulting directly or indirectly from construction of the Project. Construction impacts are typically quantified with mitigation identified as appropriate.

Operation

Potential impacts occurring over the 30-year operational life of the Project (or 40 years if a 10-year extension is requested and approved). These impacts result from, or are associated with, operating and maintaining the Project and its various components. Operational impacts are typically quantified with mitigation identified as appropriate.

Decommissioning/Reclamation

Potential impacts occurring during decommissioning/reclamation. Such impacts are typically similar to those occurring during construction. These impacts are generally discussed at a qualitative level.

Detailed analysis of other environmental impacts (including aesthetics, noise, traffic, air quality, and biological resources, etc.) that would result from the Project's construction, operation and decommissioning are discussed in Sections 4.1, and 4.3 through 4.14 of this EIR.

STANDARDS OF SIGNIFICANCE

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

ISSUES SCOPED OUT AS PART OF THE INITIAL STUDY

This subsection notes any issues which were scoped out as a result of the Initial Study and briefly explains why they are not included in the discussion.

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 and further substantiates the conclusion of the impact statement. The discussion is divided between Full Build-out Scenario and Phased CUP Scenario, as appropriate.

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 and are designated to

apply to the between Full Build-out Scenario and/or specific CUP#17-0031 thru CUP#17-0035 and CUP#18-0001, as appropriate.

Significance After Mitigation

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

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.

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