

5. Environmental Analysis

Chapter 5 examines the environmental setting of the proposed project, analyzes its effects and the significance of its impacts, and recommends mitigation measures to reduce or avoid impacts. This chapter has a separate section for each environmental issue area that was determined to need further study in the EIR. This scope was determined in the Initial Study and notice of preparation (NOP), which were published December 17, 2015 (see Appendix A), as well as through public and agency comments received during the NOP comment period from December 17, 2015, to January 15, 2016 (see Appendix B and summary in Subsection 1.7 of this DEIR). Environmental issues and their corresponding sections are:

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

Sections 5.1 through 5.13 provide a detailed discussion of the related 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 are also discussed.

The initial study also determined that certain issues under an environmental topic would not be significantly affected by implementation of the project; these issues are not discussed further in this EIR. Refer to Chapter 8, *Impacts Found Not to Be Significant*, and Appendix A for a discussion of how these determinations were made.

Organization of Environmental Analysis

To assist the reader with comparing information between environmental issues, each section (Sections 5.1 through 5.13) is organized as follows:

5. Environmental Analysis

- 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, Chapter 1, *Executive Summary*, has a table that summarizes all impacts by environmental issue.

Terminology Used in This Draft SEIR

The level of significance is identified for each impact in this DEIR. Although the criteria for determining significance are unique for each topic area, the environmental analysis applies a uniform classification to 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.