
4.0 ENVIRONMENTAL ANALYSIS

This section presents the analyses of the environmental impacts of the proposed project. Short- and long-term beneficial and adverse impacts on the physical (natural and built) environment are discussed. The discussion covers both the impacts of the proposed project on the environment and the impacts of the environment on the project. This section is divided into the subsections listed below.

- 4.1: Aesthetics
- 4.2: Agricultural Resources
- 4.3: Air Quality
- 4.4: Biological Resources
- 4.5: Cultural Resources
- 4.6: Geology and Soils
- 4.7: Hazards and Hazardous Materials
- 4.8: Hydrology and Water Quality
- 4.9: Land Use and Planning
- 4.10: Mineral Resources
- 4.11: Noise
- 4.12: Population and Housing
- 4.13: Public Services and Fiscal Impacts
- 4.14: Recreation
- 4.15: Transportation and Traffic
- 4.16: Utilities and Service Systems
- 4.17: Energy

4.0.1 SECTION OUTLINE

Each of Sections 4.1 through 4.17 of this Draft EIR is organized into the following major subsections. A statement describing the purpose of the section, as well as a summary of impacts and mitigation measures, is included prior to the Environmental Setting subsection.

- **Environmental Setting:** This subsection presents the existing regional and local environmental conditions relevant to the consideration of project impacts. The applicable regulatory framework, plans, and policies, under which the proposed project would be implemented are also discussed.
- **Thresholds of Significance:** This subsection presents the criteria used to define significant effects on the environment. The criteria are expressed as thresholds, above which the project would have a significant effect on the environment. Thresholds may be quantitative or qualitative, and may be based on agency standards, or legislative or regulatory requirements.
- **Environmental Impacts and Mitigation:** This subsection discusses potential significant effects of the proposed project on the environment, based on whether

it violates/exceeds stated thresholds of significance. Impact analyses are numbered sequentially in each subsection throughout the section. For instance, analyses in Section 4.2 are numbered 4.2-1, 4.2-2, 4.2-3, etc. A bold-font topic statement, including the analysis number, precedes the discussion of each potential impact. The significance conclusion, in italic-font, immediately follows the bold-font topic statement. The discussion that follows the topic statement includes substantial evidence to support the significance conclusions. This EIR includes the following terminology to denote the significance of environmental impacts:

- ***Less-than-Significant Impact.*** A less-than-significant impact is one that would not result in a substantial adverse change in the physical environment. Less-than-significant impacts do not require mitigation under CEQA.
- ***Significant Impact.*** Public Resources Code §21068 defines a significant effect on the environment as one that would cause “a substantial, or potentially substantial, adverse change in the environment.” State CEQA Guidelines Section 15382 also defines a significant effect on the environment as “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 or aesthetic significance...” Levels of significance can vary by project based on the existing physical environment.
- ***Potentially Significant Impact.*** A potentially significant impact is one that, if it were to occur, would be considered a significant impact as described above. For CEQA purposes, a potentially significant impact is treated (i.e., mitigated) as if it were a significant impact.
- ***Significant and Unavoidable Impact.*** A significant and unavoidable impact is one that would result in a substantial adverse effect on the environment that cannot be avoided or mitigated to a less-than-significant level. Although a project with significant and unavoidable adverse impacts may be approved by a lead agency, the agency must first prepare written findings and adopt a Statement of Overriding Considerations, pursuant to State CEQA Guidelines §15093.

This subsection also provides any recommended mitigation measures to reduce the significant adverse environmental effects of the proposed project, to the extent feasible. These mitigation measures are listed immediately below the associated environmental impact. The State CEQA Guidelines (§15370) define mitigation as:

- f) Avoiding the impact altogether by not taking a certain action or parts of an action.
- g) Minimizing impacts by limiting the degree of magnitude of the action and its implementation.
- h) Rectifying the impact by repairing, rehabilitating, or restoring the affected environment.

- i) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- j) Compensating for the impacts by replacing or providing substitute resources or environments.

The mitigation measures are listed numerically, corresponding to the impact necessitating mitigation. For example, Impact AGR 4.2-3 would be mitigated with MM AGR 4.2-3.

- **Level of Significance after Mitigation:** This subsection describes the status of each significant impact following implementation of all feasible mitigation measures. Either the impact would be reduced to a level below the significance threshold (i.e., mitigated to a less-than-significant level) or it would be concluded that feasible mitigation is not available or is insufficient to reduce an impact to less than significant. This would be a "significant unavoidable effect on the environment."

4.0.2 OTHER ANALYSES REQUIRED BY CEQA

CEQA requires analysis of the topics listed below in addition to the resource topics addressed in Section 4. These are addressed in Section 5: Additional CEQA-Mandated Impact Analyses and Section 6: Alternatives Analysis.

- Cumulative effects
- Growth-inducing effects
- Significant and unavoidable impacts
- Significant and irreversible environmental changes
- Alternatives

End of Section.

