

5. Environmental Analysis

Chapter 5 examines the environmental setting, impacts, and mitigation measures associated with the proposed project. This chapter is divided into sections for respective environmental issue areas that were determined to need further study in the Draft SEIR as part of the scoping process.

The scope of the environmental analysis was determined using the Initial Study and Notice of Preparation (NOP) that were published October 2013, as well as incorporating public and agency comments received concerning the NOP comment period (October 22, 2013, to November 21, 2013; see Appendix B). 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 Transportation and Traffic
- 5.12 Utilities and Service Systems

Sections 5.1 through 5.12 provide a detailed discussion of the 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 also are discussed.

As presented in the Initial Study prepared for the proposed project (Appendix A), some specific impacts under each of the environmental topics were determined not to be significantly affected by implementation of the project and therefore are not included for further discussion. A complete list of these impacts can be found in Chapter 8, *Impacts Found Not to Be Significant*.

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Organization of Environmental Analysis

To assist the reader in comparing information about the respective environmental issues, each section (Sections 5.1 to 5.12) is organized as follows:

- Environmental Setting
- Thresholds of Significance
- Environmental Impacts
- Relevant General Plan Policies
- Existing Regulations
- Level of Significance Before Mitigation
- Mitigation Measures
- Level of Significance After Mitigation
- References

In addition, the Executive Summary includes a table summarizing all the impacts by environmental issue.

Terminology Used in This Draft SEIR

For each impact identified in this Draft SEIR, a statement of the level of significance of the impact is provided. While criteria for determining significant impacts are unique to each issue area, the environmental analysis applies a uniform classification of the impacts based on the following definitions consistent with CEQA and the CEQA Guidelines:

- A designation of *no impact* is given when no changes in the environment would occur.
- A *less than significant impact* would cause no substantial adverse change in the environment.
- A *less than significant impact with mitigation incorporated* avoids substantial adverse impacts on the environment through mitigation measures.
- A *significant unavoidable impact* would cause a substantial adverse effect on the environment, and no feasible mitigation measures would be available to reduce the impact to a less than significant level.