

SECTION 3: ENVIRONMENTAL IMPACT ANALYSIS

Approach to Environmental Analysis

This Recirculated Draft EIR (RDEIR) provides analysis of impacts for 17 topics as set forth in State CEQA Guidelines Appendix G. Sections 3.1 through 3.17 discuss the environmental impacts that may result with approval and implementation of the project.

Environmental Topics

The following environmental issues are addressed in Section 3, Environmental Impact Analysis:

3.1	Aesthetics	3.10	Land Use and Planning
3.2	Agriculture and Forestry Resources	3.11	Mineral Resources
3.3	Air Quality	3.12	Noise
3.4	Biological Resources	3.13	Population and Housing
3.5	Cultural Resources	3.14	Public Services
3.6	Geology and Soils	3.15	Recreation
3.7	Greenhouse Gas Emissions	3.16	Transportation and Traffic
3.8	Hazards and Hazardous Materials	3.17	Utilities and Service Systems
3.9	Hydrology and Water Quality		

Organization of Issue Areas

Each environmental issue addressed in Sections 3.1 through 3.17 contains the following information:

1. The environmental setting as it relates to the specific issue.
2. The regulatory framework governing that issue.
3. The impact significance criteria.
4. An evaluation of the project-specific impacts and identification of mitigation measures.
5. A determination of the level of significance after mitigation measures are implemented.

Level of Significance

Determining the severity of project impacts is fundamental to achieving the objectives of CEQA. State CEQA Guidelines Section 15091 requires that decision makers mitigate, as completely as is feasible, the significant impacts identified in the Final EIR. If the EIR identifies any significant unmitigated impacts, State CEQA Guidelines Section 15093 requires decision makers in approving a project to adopt a statement of overriding considerations that explains why the benefits of the project outweigh the adverse environmental consequences identified in the EIR.

The level of significance for each impact examined in this RDEIR is determined by considering the predicted magnitude of the impact against the applicable threshold. Thresholds are developed using criteria from the State CEQA Guidelines and checklist; State, federal, and local regulatory schemes;

local/regional plans and ordinances; accepted practice; consultation with recognized experts; and other professional opinions.

Format Used for Impact Analysis and Mitigation Measures

The format adopted in this EIR to present the evaluation of impacts is described and illustrated below.

Summary Heading of Impact

Impact AQ-1: An impact summary heading appears immediately preceding the impact description (Summary Heading of Impact in this example). The impact abbreviation identifies the section of the report (AQ for Air Quality in this example) and the sequential order of the impact (1 in this example) within that section. To the right of the impact number is the impact statement, which identifies the potential impact.

Impact Analysis

A narrative analysis follows the impact statement.

Level of Significance Before Mitigation

This section identifies the level of significance of the impact before any mitigation is proposed.

Mitigation Measures

In some cases, following the impact discussion, reference is made to state and federal regulations and agency policies that would fully or partially mitigate the impact. In addition, policies and programs from applicable local land use plans that partially or fully mitigate the impact may be cited.

Project-specific mitigation measures, beyond those contained in other documents, are set off with a summary heading and described using the format presented below:

MM AQ-1a Project-specific mitigation is identified that would reduce the impact to the lowest degree feasible. The mitigation number links the particular mitigation to the impact with which it is associated (**AQ-1** in this example); the letter identifies the sequential order of that mitigation for that impact (**a** in this example).

Level of Significance After Mitigation

This section identifies the resulting level of significance of the impact following mitigation, with a summary discussion as to how any mitigation will reduce the impact.

Table 3-1: Environmental Abbreviations in Impacts and Mitigation Measures

Code	Environmental Issue
AES	Aesthetics
AG	Agriculture and Forestry Resources
AQ	Air Quality
BIO	Biological Resources
CUL	Cultural Resources
GEO	Geology and Soils
GHG	Greenhouse Gas Emissions
HAZ	Hazards and Hazardous Materials
HYD	Hydrology and Water Quality
LUP	Land Use and Planning
MIN	Mineral Resources
NOI	Noise
POP	Population and Housing
PS	Public Services
REC	Recreation
TRAN	Transportation and Traffic
USS	Utilities and Service Systems

THIS PAGE INTENTIONALLY LEFT BLANK