
Environmental Analysis

This chapter 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 chapter is divided into the sections listed below.

- Section 3.1, *Aesthetics and Visual Resources*.
- Section 3.2, *Agricultural and Forest Resources*.
- Section 3.3, *Air Quality*.
- Section 3.4, *Biological Resources*.
- Section 3.5, *Cultural Resources*.
- Section 3.6, *Geology and Soils*.
- Section 3.7, *Hazards and Hazardous Materials*.
- Section 3.8, *Hydrology and Water Quality*.
- Section 3.9, *Land Use and Planning*.
- Section 3.10, *Noise*.
- Section 3.11, *Public Services*.
- Section 3.12, *Transportation and Traffic*.
- Section 3.13, *Utilities and Service Systems*.

Section Outline

For each resource topic covered in this chapter, the following information is presented.

- **Existing Conditions.**
 - **Environmental Setting.** In this section, the existing site and study area conditions are described for the resource area.
 - **Regulatory Setting.** In this section, federal, state, and local policies, regulations, and standards are described for the resource area.

■ Impact Analysis.

- **Methodology.** In this section, the technical methodology for impact assessment is described. If models were used to assess impacts, the models are described in this section, in addition to other technical tools or analytic procedures.
- **Thresholds of Significance.** In this section, the thresholds or standards used to determine the significance of the impacts are described.
- **Impacts and Mitigation Measures.** In this section, the impacts of the proposed project are described. For each identified significant or potentially significant impact, one or more feasible and enforceable mitigation measures are identified, if available. The significance conclusions at the end of each impact discussion correspond to one of the following categories.
 - No Impact: areas where there is clearly no impact.
 - Less than Significant: an impact would occur, but the severity of the impact would not meet or exceed the identified thresholds.
 - Less than Significant with Mitigation: impacts that would meet or exceed the identified thresholds but would be reduced to a less-than-significant level through the implementation of mitigation measures.
 - Significant and Unavoidable: significant impacts for which mitigation to reduce the significant impact to a less-than-significant level is not available or feasible.

Other Analyses Required by CEQA

CEQA requires analysis of the topics listed below in addition to the resource topics addressed in Chapter 3. These are addressed in Chapter 4, *Other Analyses Required by CEQA*

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

Resources Not Discussed in This EIR

The proposed project would have no impact or a less-than-significant impact on mineral resources and population and housing. Accordingly, these resources are not discussed further in this EIR. Recreation, although it was raised as an issue during the scoping process, is addressed in Section 3.9, *Land Use and Planning*.