

4.0 ENVIRONMENTAL ANALYSIS

As mentioned in Chapter 3.0, Project Description, of this TEIR, the development of the proposed 21.3-acre commercial development and the 23.8-acre residential development comprise the “proposed project” analyzed in this TEIR. The environmental analysis of the project in this TEIR is made up of 16 subchapters. This chapter describes the environmental topics discussed in the TEIR and the assumptions and methodology of the cumulative impact analysis. The remaining one sub-chapters evaluate the direct, indirect, and cumulative environmental impacts of the proposed project. The potential environmental effects of the proposed project are analyzed for the following issue areas:

- Transportation and Traffic

The issues of aesthetics, agricultural/forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, land use, mineral resources, population and housing, public services, recreation, noise, transportation, and utilities were analyzed in the Initial Study Checklist included in Appendix B. The project’s impacts in these study areas were determined to be less than significant, or it was determined that the project would not result in any new or more significant impacts in these resource areas than those addressed in the LUTE EIR and Valley Water EIR.

CHAPTER ORGANIZATION

This chapter consists of one sub-chapters that evaluate the transportation and traffic impacts of the proposed project. Each issue area uses generally the same organization and consists of the following subsections:

- The Environmental Setting section provides a Regulatory Framework section that describes which local, State, and/or federal regulations are applicable to the proposed project, as well as an Existing Conditions section that describes current conditions with regard to the environmental issue area reviewed.
- The Thresholds of Significance section describes how an impact is judged to be significant in this TEIR. These standards are derived from CEQA Appendix G Guidelines unless stated otherwise.
- The Impact Discussion assesses potential impacts (direct and indirect) and explains why impacts were found to be significant or less than significant.
- The Cumulative Impact Discussion section analyzes impacts that the proposed project may have when considered in addition to other past, present, and reasonably foreseeable projects. (This analysis is included within Chapter 4.1 and within the discussions in the Initial Study Checklist included in Appendix B).

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