

## 4. Introduction to Environmental Analysis

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Chapter 4 examines the environmental setting, impacts, and mitigation measures associated with the proposed Project. This chapter is divided into sections for respective environmental topics that were determined to need further study in the Draft SEIR. Environmental issues and their corresponding sections are:

- Land Use and Housing
- Transportation
- Utilities and Service Systems

Sections 4.1 through 4.3 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. Any residual impacts following the implementation of any mitigation measure also are discussed.

Chapter 5 of this Draft SEIR determined that, for some specific issues under each of the environmental topics, implementation of the proposed project would not result in any new impacts or increase the severity of impacts compared to the General Plan EIR. Pursuant to Public Resources Code § 21166 and CEQA Guidelines § 15162, these issues are not discussed further in Chapter 4, *Environmental Analysis*, of this Draft SEIR.

### Organization of Environmental Analysis

To assist the reader with comparing information between environmental topics, each section (Sections 4.1 to 4.10) is organized under these headings:

- Environmental Setting (Regulatory Setting and Existing Conditions)
- Thresholds of Significance
- Summary of Impacts Associated with the General Plan EIR
- Environmental Impacts of the Proposed Project
- Cumulative Impacts

In addition, Chapter 1, *Introduction*, includes a table that lists all the impacts, their level of significance, and any required mitigation.

### Terminology Used in this Draft SEIR

The level of significance is identified for each impact in this Draft SEIR, consistent with Public Resources Code, section 21166 and State CEQA Guidelines, section 15162. Specifically:

- A finding of “No New Impact/No Impact” means that the potential impact was fully analyzed and/or mitigated in the prior CEQA document and no new or different impacts will result from the proposed activity. A brief explanation is required for all answers except "No New Impact/No Impact" answers that are

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adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No New Impact/No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No New Impact/No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

- A finding of “New Mitigation is Required” means that the project has a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document and that new mitigation is required to address the impact.
- A finding of “New Potentially Significant Impact” means that the project may have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document that cannot be mitigated to below a level of significance or be avoided.
- A finding of “Reduced Impact” means that a previously infeasible mitigation measure is now available, or a previously infeasible alternative is now available that will reduce a significant impact identified in the previously prepared environmental document.
- All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. State CEQA Guidelines, section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - **Earlier Analyses Used.** Identify and state where they are available for review.
  - **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. Describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the proposed action.
  - **Infeasible Mitigation Measures.** Since the previous EIR was certified or previous ND or MND was adopted, discuss any mitigation measures or alternatives previously found not to be feasible that would in fact be feasible or that are considerably different from those previously analyzed and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives.
  - **Changes in Circumstances.** Since the previous EIR was certified or previous ND or MND was adopted, discuss any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause a change in conclusion regarding one or more effects discussed in the original document.