

4 ENVIRONMENTAL SETTING, ENVIRONMENTAL IMPACTS, AND MITIGATION MEASURES

INTRODUCTION TO ENVIRONMENTAL ANALYSIS

The preparation of this EIR is in conformance with the California Environmental Quality Act of 1970 and the State CEQA Guidelines. Sections 4.1 through 4.11 contain discussions of the environmental setting, thresholds of significance, environmental impacts, mitigation measures, and levels of significance after mitigation. The issues evaluated in these sections consist of the significant and potentially significant environmental issue areas identified for review in the Notice of Preparation (NOP), found in Appendix A. These sections are organized into the following major components.

EXISTING CONDITIONS

The Existing Conditions subsection presents the existing regional and local environmental conditions, in accordance with State CEQA Guidelines §15125. The subsection describes the baseline conditions against which the environmental impacts associated with the proposed project and the potential future development of the property are assessed.

ENVIRONMENTAL IMPACTS

This subsection presents thresholds of significance used in the Draft EIR and discusses potential significant effects associated with the proposed project on the existing environmental conditions, in accordance with State CEQA Guidelines §§15126(a) and 15143. The thresholds of significance are presented at the beginning of each subsection. ***Project impacts are numbered sequentially by section and impact number throughout these sections.*** That is, impacts in Section 4.2 are numbered 4.2-1, 4.2-2, 4.2-3; and impacts in Section 4.3 are numbered 4.3-1, 4.3-2, and so on. A **bold** font impact statement precedes the discussion of each impact and provides a summary of each impact and its level of significance. The discussion that follows the impact statement includes the substantial evidence upon which a conclusion is made as to whether the impact would be significant or less than significant. A discussion of cumulative impacts is provided in Chapter 6, Cumulative and Growth-Inducing Impacts.

MITIGATION MEASURES

This subsection provides mitigation measures to reduce potentially significant effects associated with the proposed project to the extent feasible, in accordance with State CEQA Guidelines §§15002(a)(3), 15021(a)(2), and 15091(a)(1). ***The mitigation measures are numbered corresponding to the impacts that they address.*** For example, Mitigation Measure 4.2-1 would mitigate Impact 4.2-1.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

This subsection describes whether mitigation measures would or would not reduce an impact to a less-than-significant level. This subsection is presented in accordance with State CEQA Guidelines §15126(b), which requires identification of significant and unavoidable impacts. Significant and unavoidable impacts are also summarized in Section 2.7 (Significant and Unavoidable Environmental Impacts).