

## 4 ENVIRONMENTAL ANALYSIS

All environmental issues analyzed in the 2011 Comprehensive Land Use Update (CLUU) Program Environmental Impact Report (PEIR) were considered during initial review of the development of this Supplemental Program Environmental Impact Statement (SPEIR) for the Focused General Plan Update (FGPU). Through City review of the project and comments received in response to the Notice of Preparation (NOP), the following issues were determined to result in potentially new significant impacts and, therefore, require subsequent analysis and/or mitigation as part of this SPEIR:

- Aesthetics
- Air Quality
- Cultural and Tribal Cultural Resources
- Paleontology
- Hazards and Hazardous Waste
- Land Use
- Noise
- Transportation
- Greenhouse Gas Emissions

This chapter assesses the potentially new environmental impacts that may occur as a result of FGPU implementation, in accordance with Appendix G of the 2022 California Environmental Quality Act (CEQA) Guidelines.

### Format of Evaluation

The issue analyses include a summary of existing conditions, the criteria for determining impact significance, evaluation of potential project impacts, a list of required mitigation measures if applicable, and conclusion of significance after mitigation for impacts identified as requiring mitigation. Each section in Chapter 4 generally follows the same format, outlined below.

### Existing Conditions

The Existing Conditions subsection describes current conditions with regard to the environmental resource area reviewed. CEQA Guidelines Section 15125 states that:

*An EIR must include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time the environmental analysis is commenced, from both a local and regional perspective. The environmental setting will normally constitute the baseline physical conditions by which a Lead Agency determines whether an impact is significant. The description of the environmental setting shall be no longer than is necessary to an understanding of the significant effects of the proposed project and its alternatives.*

The CEQA Guidelines and case law recognize that the date for establishing an environmental baseline cannot be rigid. (See CEQA Guidelines Sections 15146, 15151, 15204.) In some instances, information is presented in the environmental setting which differs from the precise time of the NOP. This information is considered representative of baseline conditions. Furthermore, environmental conditions may vary from year to year, and in some cases, it is necessary to consider conditions over a range of time periods.

## **Regulatory Framework**

The Regulatory Framework subsection contains an overview of the federal, state, regional, and local laws and regulations applicable to each environmental review topic. All potential direct and indirect impacts are evaluated in relation to applicable City, State, and federal standards and include City regulations and requirements in compliance with the applicable elements of the 2011 Adopted General Plan (CLUU).

## **Significance Determination Thresholds**

The Thresholds of Significance subsection describes how an impact is judged to be significant in this SPEIR. These include identifiable quantitative, qualitative, and performance levels for particular environmental effects, non-compliance with which means the effect will normally be determined to be significant and compliance with which means the effect normally will be determined to be less than significant. These thresholds are based on the 2022 CEQA Guidelines Appendix G.

## **Methodology**

The Methodology section details changes from the 2011 to the 2022 CEQA Guidelines Appendix G thresholds and why only specific issue areas were considered in the analysis. The remaining issue analyses were moved to Chapter 7 Comprehensive Land Use Update PEIR Subject Areas Requiring No Change in Analysis if it was determined that impacts would not result in a change of significance as compared to the 2011 CLUU PEIR.

## **Issues**

The Issues section provides impact analysis under each of the applicable significance determination thresholds as identified in the 2022 CEQA Guidelines Appendix G. This analysis focuses on the programmatic impacts of the proposed buildout of the FGPU various components of the FGPU, and notes that individual developments associated with buildout of the FGPU would be subject to conformance review with zoning regulations, design guidelines, and General Plan policies.

## **Mitigation, Monitoring, and Reporting**

This section includes a mitigation framework for all projects implemented under the FGPU that would mitigate each impact, where such measures are available. Mitigation measures have been included that would reduce significant impacts to less than significant levels if applied in future developments consistent with the FGPU. Following identified mitigation measures, there is a statement of whether the mitigation would reduce the impact to less than significant or whether it would remain significant and unavoidable.