

5. Environmental Analysis

Chapter 5 examines the environmental setting of the proposed project, analyzes its effects and the significance of its impacts, and recommends mitigation measures to reduce or avoid impacts. This chapter has a separate section for each environmental issue area that was determined to need further study in the EIR. This scope was determined in the initial study and notice of preparation (NOP), which were published on April 14, 2020 (see Appendix A), and through public and agency comments received during the NOP comment period from April 14, 2020, to May 14, 2020 (see Appendix B). Based on comments received on the NOP, two environmental issues originally scoped out, hydrology/water quality and wildfire, have been added to the DEIR. Environmental issues addressed in the DEIR and their corresponding sections are:

- 5.1 Aesthetics
- 5.2 Air Quality
- 5.3 Cultural Resources
- 5.4 Energy
- 5.5 Geology and Soils
- 5.6 Greenhouse Gas Emissions
- 5.7 Hazards and Hazardous Materials
- 5.8 Hydrology/Water Quality
- 5.9 Land Use and Planning
- 5.10 Noise
- 5.11 Population and Housing
- 5.12 Public Services
- 5.13 Transportation
- 5.14 Tribal Cultural Resources
- 5.15 Utilities and Service Systems
- 5.16 Wildfire

Sections 5.1 through 5.16 provide a detailed discussion of the environmental setting, impacts associated with the Proposed Project, and project design features, regulatory requirements, and mitigation measures designed to reduce significant impacts where required and when feasible. The residual impacts following the implementation of any mitigation measure are also discussed.

The initial study also determined that certain issues under an environmental topic would not be significantly affected by implementation of the Proposed Project. These following topical areas, as listed below are discussed in Chapter 8, *Impacts Found to be Less Than Significant*:

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- Agriculture and Forestry Resources
- Biological Resource
- Mineral Resources
- Recreation

Organization of Environmental Analysis

To assist the reader with comparing information between environmental issues, each section is organized under nine major headings:

- Environmental Setting
- Plans, Programs, and Policies
- Thresholds of Significance
- Environmental Impacts
- Cumulative Impacts
- Level of Significance Before Mitigation
- Mitigation Measures
- Level of Significance After Mitigation
- References

In addition, Chapter 1, *Executive Summary*, has a table that summarizes all impacts by environmental issue.

Terminology Used in This Draft EIR

The level of significance is identified for each impact in this DEIR. Although the criteria for determining significance are different for each topic area, the environmental analysis applies a uniform classification of the impacts based on definitions consistent with CEQA and the CEQA Guidelines:

- **No impact.** The project would not change the environment.
- **Less than significant.** The project would not cause any substantial, adverse change in the environment.
- **Less than significant with mitigation incorporated.** The EIR includes mitigation measures that avoid substantial adverse impacts on the environment.
- **Significant and unavoidable.** The project would cause a substantial adverse effect on the environment, and no feasible mitigation measures are available to reduce the impact to a less than significant level.