

## 4.0 ENVIRONMENTAL IMPACT EVALUATION

As established in the *State CEQA Guidelines*, this Environmental Impact Report (EIR) evaluates the Project's potential environmental impact related to a variety of issues. The environmental issue areas addressed in this EIR include:

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|--|------------------------------------|
| 4.1 Aesthetics                         | 4.11 Land Use and Planning         |
| 4.2 Agriculture and Forestry Resources | 4.12 Mineral Resources             |
| 4.3 Air Quality                        | 4.13 Noise                         |
| 4.4 Biological Resources               | 4.14 Population and Housing        |
| 4.5 Cultural Resources                 | 4.15 Public Services               |
| 4.6 Energy                             | 4.16 Recreation                    |
| 4.7 Geology and Soils                  | 4.17 Transportation                |
| 4.8 Greenhouse Gas Emissions           | 4.18 Tribal Cultural Resources     |
| 4.9 Hazards and Hazardous Materials    | 4.19 Utilities and Service Systems |
| 4.10 Hydrology and Water Quality       | 4.20 Wildfire                      |

The discussion and analysis of the Project's environmental impact relative to each issue is presented in the following manner:

- Description of the existing setting as it relates to the specific environmental issue
- A summary of the regulatory framework relevant to the specific environmental issue
- Identification of the thresholds of significance
- Evaluation of project-specific impacts resulting from the construction and occupation of the proposed residential, business park, commercial business park, commercial, civic, and infrastructure uses
- Identification of mitigation measures (as appropriate)
- A determination of the level of significance after mitigation measures are implemented
- Cumulative impacts

The *State CEQA Guidelines* establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as "... 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."<sup>1</sup> Pursuant to the California Environmental Quality Act (CEQA), the environmental analysis provided in Sections 4.1 through 4.20 focuses on changes in the existing physical environment at the time the Notice of Preparation (NOP) for the project was issued on March 10, 2022. In addition to the direct and indirect impacts associated with the proposed project, the Draft EIR identifies the project's cumulative impact related to each environmental issue.

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<sup>1</sup> *State CEQA Guidelines* §15125(a).

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