

4.0 ENVIRONMENTAL IMPACT ANALYSIS

This section discusses the possible environmental effects of the proposed project, including but not limited to the areas identified through the Notice of Preparation (NOP)/Scoping process as having the potential to experience significant impacts.

4.0.1 IMPACT ASSESSMENT

“Significant effect” is defined by the *CEQA Guidelines* §15382 as “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment, but may be considered in determining whether the physical change is significant.”

The assessment of each issue area includes discussion of the following:

- Environmental Setting
- Applicable Regulations
- Previous California Environmental Quality Act (CEQA) review
- Methodologies and “significance thresholds” used to determine whether the project’s potential impacts would be significant;
- Impacts that would potentially result from the Project requests;
- Mitigation measures to reduce potentially significant impacts; and
- Residual impact level after taking into account identified mitigation.

Impact levels are classified as follows:

Class I. Significant and Unavoidable: An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved per §15093 of the CEQA Guidelines.

Class II. Significant but Mitigable: An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings to be made under §15091 of the CEQA Guidelines.

Class III. Less than Significant or Not Significant: An impact that may be adverse, but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.

Class IV. Beneficial: An effect that would reduce existing environmental problems or hazards.

The impact analysis also includes discussion of cumulative effects. The cumulative analysis evaluates the impacts associated with the proposed project in conjunction with other future development in the area.

The Executive Summary of this EIR includes a summary of all identified project’s impacts and mitigation measures as well as a comparison of the project alternatives’ impacts.

4.0.2 PROJECT COMPONENTS AND FOCUS OF ENVIRONMENTAL REVIEW

The OASIS project includes seven applications, which are analyzed in the EIR as follows:

1. **Development Plan Case No. 16DVP-00000-00002;**
2. **Conditional Use Permit Case No. 16CUP-00000-00006;**
3. **Conditional Use Permit Case No. 17CUP-00000-00013**

As described in greater detail in Section 2.0 (*Project Description*), the above Development Plan and Conditional Use Permit application requests identify the specific physical development and improvements and operational parameters for the proposed project. The main focus of this EIR is on the potential physical environmental effects associated with these requests.

4. **General Plan Amendment, Case No. 14GPA-00000-00020 (GPA)**

This request, described in greater detail in Section 2.0 (*Project Description*), includes four components:

- Amend the text of OCP DevStd KS18-1 to allow for the OASIS project;
- Remove the OASIS property (5.28 acres) from the OCP Open Space Map;
- Remove the OASIS property from the 8.5-acre area identified on the OCP Parks, Recreation and Trails (PRT) Map for a future public park;
- Modify the OCP Bikeways map to allow a section of the Class I Bikeway to be a Class II Bikeway located within the OASIS driveway.

5. **Recorded Map Modification, Case No. 16RMM-00000-00001 (RMM)**

This request would modify two conditions of approval and two recorded maps for the Southpoint Estates subdivision (TM 12,679/TM 13,345) as more completely described in Section 2.0 (*Project Description*). The modifications would remove existing development restrictions and related requirements affecting the OASIS portion of the Southpoint Estates/KS18 open space, as follows:

- Remove the land use restriction to open space and noncommercial recreation;
- Remove the requirement for title to the OASIS portion of the Southpoint/KS18 open space to be held by the homeowners association or other entity, subject to conditions prescribed by the Board of Supervisors;
- Remove the requirement for the development rights for the OASIS portion of the Southpoint/KS18 open space be deeded to the County;
- Remove the requirement for the “Open Space Not A Building Site” label to be recorded on the OASIS portion of the Southpoint/KS18 open space.

6. **Government Code Section 65402 Case No. 18GOV-00000-00005 (65402)**

The case is required to determine whether the applicant’s acquisition of the County-held development rights to the OASIS property would be consistent with the General Plan.

The General Plan Amendment, Recorded Map Modification and Government Code Consistency Determination cases are necessary to accommodate the OASIS project. However, in contrast to the Development Plan and Conditional Use Permit Requests, the amendments would not approve specific physical improvements or result in direct physical impacts to the environment. As a result, the main focus of the environmental analysis in this EIR is on the proposed development and uses identified in the Development Plan and Conditional Use Permit requests. Therefore these three requests are addressed more generally in the discussion of cumulative impacts in the environmental issue area sections (Sections 4.1-4.13), as well as in Section 6.1 (*Growth Inducing Effects*).

7. Lot Line Adjustment, Case No. 16LLA-00000-00002 (LLA)

The LLA request would add the southern tip of the OASIS property, which is commercially zoned (0.12 acres), to the adjacent, corner, commercially-zoned parcel (APN 105-020-041). Approximately 1,500 to 1,800 square feet of the area to be added to the adjacent parcel is conducive to development, with the rest exceeding 30 percent slope. The less than 30 percent slope area to be added is adjacent to other developable area on APN 105-020-041, increasing the overall development potential of APN 105-020-041. Therefore, the LLA would result in the potential for a minor increase in commercial development along Clark Avenue. This increase in development on APN 105-020-041 could incrementally increase the visual resource and transportation impacts described in sections 4.1 (Aesthetics) and 4.12 (Transportation), depending on the specific development proposed. However, overall level of aesthetic and traffic impacts would not be expected to change as a result of the LLA. In addition, the LLA would not change the total amount of commercially zoned land assumed for KS18 in the OCP EIR. Currently, OASIS could potentially propose a small commercial development within this commercially zoned acreage without the LLA, subject to OASIS acquiring access across one of the adjacent Clark Avenue parcels. Because the entire OASIS property, including the commercially zoned 0.12 acres, is still restricted to open space and noncommercial recreational uses, and the development rights are held by the County, the commercially zoned OASIS land could not be developed without approval of GPA, RMM and 65402 cases similar to those described above.

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