

## 4.0

## INTRODUCTION TO THE ANALYSIS

### 4.0.1 INTRODUCTION

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The technical chapters of the EIR analyze the potential impacts of buildout of the proposed project on a range of environmental issue areas. Chapters 4.1 through 4.12 describe the following: the focus of the analysis; references and other data sources for the analysis; the environmental setting as the setting relates to the specific issue; and project-specific impacts and mitigation measures. Additionally, Chapters 4.1 through 4.12 describe the cumulative impacts of the project combined with past, present and reasonably probable future projects for each issue area. The format of each of the technical chapters is described at the end of this chapter. It should be noted that all technical reports are either attached to this EIR or available at the City by request.

### 4.0.2 DETERMINATION OF SIGNIFICANCE

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Under CEQA, a significant effect is defined as a substantial or potentially substantial adverse physical change in the environment (Public Resources Code § 21068; CEQA Guidelines § 15382). The Guidelines implementing CEQA direct that this determination be based on scientific and factual data to the extent possible. The specific criteria for determining the significance of a particular impact are identified within the impact discussion in each chapter, and are consistent with significance criteria set forth in Appendix G of the CEQA Guidelines.

### 4.0.3 ENVIRONMENTAL ISSUES ADDRESSED IN THIS EIR

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This EIR provides the analysis necessary to address the technical environmental impacts of the proposed project. The following environmental issues are addressed in this EIR:

- Aesthetics;
- Agricultural Resources;
- Air Quality and Greenhouse Gas Emissions;
- Biological Resources;
- Cultural Resources;
- Geology, Soils, and Mineral Resources;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning/Population and Housing;
- Noise;
- Public Services, Recreation, and Utilities; and
- Transportation and Circulation.

See Chapter 5, Section 5.3 for additional information on the scope of the cumulative impact analysis for each environmental issue addressed in the EIR.

#### 4.0.4 TECHNICAL CHAPTER FORMAT

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Each technical chapter addressing a specific environmental issue begins with an **introduction** describing the purpose of the section. The introduction is followed by a description of the project's **existing environmental setting** as the setting pertains to that particular issue. The setting description is followed by the **regulatory context** and the **impacts and mitigation measures** discussion, which contains the **standards of significance**, followed by the **method of analysis**. The **impacts and mitigation measures** discussion includes impact statements prefaced by a number in bold-faced type (for both project-level and cumulative analyses). An explanation of each impact and an analysis of the impact's significance follow each impact statement. All mitigation measures pertinent to each individual impact follow directly after the statement of level of significance of the impact (see below). The degree of relief provided by identified mitigation measures is also evaluated. An example of the format is shown below.

As discussed in Chapter 3, Project Description, of this EIR, two development scenarios for the proposed project are currently being considered: a Multi-Generational Plan and a Traditional Plan. The discussion of impacts within each technical chapter is based on implementation of either of the development scenarios. Where impacts would be similar under both of the development scenarios, the discussion of impacts presented is applicable for both scenarios. However, where impacts would differ between the two development scenarios, the impacts are discussed separately for each scenario. It should be noted that while potential impacts related to both development scenarios are analyzed, ultimately, only one development scenario would be constructed.

##### 4.x-1 Statement of Impact

###### Multi-Generational and Traditional Plans

Discussion of impact for the proposed project in paragraph format. As stated above, where impacts would differ between the two development scenarios, the impacts are discussed separately, under separate headers, for each scenario.

Statement of *level of significance* of impact prior to mitigation is included at the end of each impact discussion. The following levels of significance are used in the EIR: less than significant, significant, or significant and unavoidable. If an impact is determined to be significant, mitigation will be included in order to reduce the specific impact to the maximum extent feasible.

###### Mitigation Measure(s)

Statement of *level of significance* after the mitigation is included immediately preceding mitigation measures. Again, where impacts would differ between the two development scenarios, the mitigation necessary for each scenario are listed separately, under separate headers, for each scenario.

*Multi-Generational and Traditional Plans*

*4.x-1(a) Recommended mitigation measure(s) presented in italics and numbered in consecutive order.*

*4.x-1(b) etc., etc.*