

## 5. Environmental Analysis

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Chapter 5 examines the environmental setting, impacts, and mitigation measures associated with the Proposed Project. This chapter is divided into sections for the environmental issue areas that were determined to need further study in the EIR as part of the scoping process.

### **Scope of Environmental Analysis**

The scope of the environmental analysis was determined pursuant to the Notice of Preparation (NOP) that was distributed on June 17, 2015, as well as incorporating public and agency comments received during the NOP comment period (June 17, 2015 to July 17, 2015; see Appendix B). Environmental issues and their corresponding sections are:

- 5.1 Aesthetics
- 5.2 Air Quality
- 5.3 Biological Resources
- 5.4 Cultural Resources
- 5.5 Geology and Soils
- 5.6 Greenhouse Gas Emissions
- 5.7 Hazards and Hazardous Materials
- 5.8 Hydrology and Water Quality
- 5.9 Land Use and Planning
- 5.10 Noise
- 5.11 Public Services
- 5.12 Transportation and Traffic
- 5.13 Utilities and Service Systems

Sections 5.1 through 5.13 provide a detailed discussion of the environmental setting, potential impacts associated with the Proposed Project, and mitigation measures designed to reduce significant impacts where required and when feasible. The residual impacts following the implementation of any mitigation measure also are discussed.

Each impact threshold is analyzed in each of the aforementioned 13 sections.

The NOP process is used to help determine the scope of the environmental issues to be addressed in the EIR. The County determined that the EIR will address every topic on the CEQA Guidelines Appendix G Checklist Form except Agriculture/Forestry Resources, Mineral Resources, Population and Housing, and

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Recreation. Energy is also discussed in a separate section. Because the County decided to prepare an EIR during initial review of the Proposed Project, as permitted by CEQA Guideline 15063 no Initial Study was required to determine that the Proposed Project required an EIR, and no Initial Study was prepared. The basis for limiting analysis of the environmental issues of Agriculture/Forestry Resources, Mineral Resources, Population and Housing, and Recreation is included in Chapter 8, Impacts Found Not to Be Significant.

### Organization of Environmental Analysis

To assist the reader with comparing information between environmental issues, each section (Sections 5.1 to 5.13) is organized under these headings:

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

In addition, the Executive Summary has a table summarizing all the impacts by environmental issue.

### Terminology Used in This Draft EIR

For each impact identified in this EIR, the level of significance is also identified. Although the criteria for determining significant impacts are unique 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.