

Chapter 3 | Environmental Analysis

This chapter examines the environmental setting, evaluates the potential significant environmental impacts, and identifies appropriate mitigation measures for each environmental element discussed in this Draft PEIR.

As discussed in Chapter 1, “Introduction,” the scope of this PEIR is based on the Initial Study and NOP, as well as comments received during the scoping process, focusing on environmental issues that could result in potentially significant impacts. This chapter of the PEIR addresses eight environmental resources, which were determined to be potentially significant in the NOP and scoping process. These environmental elements are addressed in the following sections:

- Section 3.1, “Aesthetics/Visual Resources”
- Section 3.2, “Biological Resources”
- Section 3.3, “Hydrology/Water Quality”
- Section 3.4, “Cultural Resources”
- Section 3.5, “Hazards/Hazardous Materials”
- Section 3.6, “Transportation/Traffic”
- Section 3.7, “Air Quality/Greenhouse Gas Emissions”
- Section 3.8, “Mineral Resources”

Sections 3.1 through 3.8 provide a detailed discussion of the environmental setting, 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 measures also are discussed. Each section is organized as follows:

- **Introduction.** This section introduces the issue area and provides a general approach to the assessment.
- **Regulatory Setting.** This section summarizes the regulations, plans, and standards that apply to the proposed project and relate to the specific issue area in question.
- **Environmental Setting.** This section describes the physical environmental conditions in the project area as they relate to the issue in question. According to the State CEQA Guidelines, the environmental setting normally constitutes the baseline physical conditions by which the lead agency determines whether or not an impact is significant.
- **Project Impacts and Mitigation Measures.** This section discusses the analysis methods, the thresholds of significance, the environmental impact analysis, and mitigation measures that may be necessary to reduce environmental impacts, and the level of significance of impacts following the implementation of recommended mitigation measures.
- **Cumulative.** This section discusses whether the project’s impacts would combine with the impacts of other projects to result in a considerable contribution to cumulative impacts.

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